

Architectural And Historic Survey



Identification

STREET ADDRESS: 114 Preston Avenue	HISTORIC NAME: L. W. Cox Building
MAP & PARCEL: 33-278	DATE / PERIOD: 1915, 1976
CENSUS TRACT AND BLOCK:	STYLE: Vernacular
PRESENT ZONING: B-4	HEIGHT (to cornice) OR STORIES: 2 storeys
ORIGINAL OWNER: L. W. Cox	DIMENSIONS AND LAND AREA: 2644 sq. ft.
ORIGINAL USE: Unknown	CONDITION: Good
PRESENT USE: Printing Shop	SURVEYOR: Bibb
PRESENT OWNER: Pussy Willow Land Trust	DATE OF SURVEY: Summer 1983
ADDRESS: c/o John G. Conover	SOURCES: City Records Sanborn Map. Co.-1907, 1920
114 Preston Avenue	John G. Conover Ch'ville City Directories
Charlottesville, Virginia 22901	Ch'ville & U. Va.: A Pictorial History

ARCHITECTURAL DESCRIPTION

This unique fieldstone commercial building is triangular in shape. Only the 2-storey Preston Avenue facade remains exposed. The building originally had a grade-level rear entrance at the second storey level. The 5-bay facade is slightly bent between the third and fourth bays to follow the angle of the street. The bays are divided by fieldstone piers. Most of the openings at the first level are now boarded up, but it can be seen that there were once an entrance and a display window in the western bay, only a display window in second, both a display window and a garage door in the third, and garage doors in the two eastern bays. Walls are of random fieldstone, flush with the piers, below the display windows. The current entrance is now in the eastern bay, with a 2-flight stair giving access to the second storey. The metal-clad floor of the second storey projects on the facade as a crude cornice and frieze. At the second level, there is a band of four single-paned, double-sash windows in each of the three western bays. The openings in the two eastern bays, both boarded up, are the size of garage doors. There are a white metal cornice and frieze on the parapet. Behind it, a shed roof slopes from the facade to the north in two stages. Old photographs show a porch or loading platform covering the northern elevation. Six large half-round second-storey windows on the eastern elevation are still visible from the interior. The stone walls are exposed, and much original fabric remains in the second storey office.

HISTORICAL DESCRIPTION

In 1913, L. W. Cox purchased a triangular with improvements (City DB 25-393). The Sanborn Maps indicate that these improvements consisted of. He replaced them with this stone building in 1915, according to tax records, which show an increase in building value from \$100 to \$2500 in that year, with the notation, "Building added". Market Street was not extended down the hill to Preston Avenue until the 1920's, and so an agreement with the City at the time that Cox's heirs sold the property to Dr. W. D. Haden and Hollis Rinehart in 1938 (DB 96-430) established Market Street as the northern boundary (DB 96-426). Charles L. Goodloe brought the property in 1946 (DB 125-432) and a large addition was built to the north end of the building in 1949. Charles C. Glover III brought in 1952 (DB 162-174) and sold it to Francis G. and Ann P. Gordon in 1973 (DB 352-42). Up until that time, the building had been used with the northern addition to house a tire company for a quarter of a century. The Gordons, however, divided the property, converting the addition into a motion picture theatre and selling the original portion of the building to John G. Conover in 1976 (DB 377-384). He has renovated the building and conducts his printing business there.

Additional References: City DB 67-285, 95-274, 188-333, 384-131.



VIRGINIA HISTORIC LANDMARKS COMMISSION

File no. 104-72A
Negative no(s).

SURVEY FORM

Historic name County/Town/City <u>AUBENMARLE/CHARLOTTESVILLE</u> Street address or route number <u>114 PRESTON AVE</u> USGS Quad <u>CHARLOTTEVILLE WEST</u> Original owner Original use <u>COMMERCIAL</u> Present owner Present owner address Present use Acreage	Common name <u>PAPERCRAFT PRINTING AND DESIGN</u> Date or period Architect/builder/craftsmen Source of name Source of date Stories Foundation and wall const'n Roof type
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State condition of structure and environs FAIR

State potential threats to structure
 Note any archaeological interest

Should be investigated for possible register potential? yes ___ no

Architectural description (Note significant features of plan, structural system and interior and exterior decoration, taking care to point out aspects not visible or clear from photographs. Explain nature and period of all alterations and additions. List any outbuildings and their approximate ages, cemeteries, etc.)

STONE WITH CINDERBLOCK INFILL. 2 STORIES. FLAT ROOF. 5 BAYS. COMMERCIAL. CA. 1920 FIRST FLOOR MAIN AND GARAGE ENTRANCES. ON SECOND FLOOR, 2 NORTHERN BAYS EACH CONTAIN 4 1/1 DOUBLE HUNG SASH. CENTER BAY CONTAINS 3 1/1 DOUBLE HUNG SASH. TIN COVE CORNICE AT ROOF.

Interior inspected?

Historical significance (Chain of title; individuals, families, events, etc., associated with the property.)



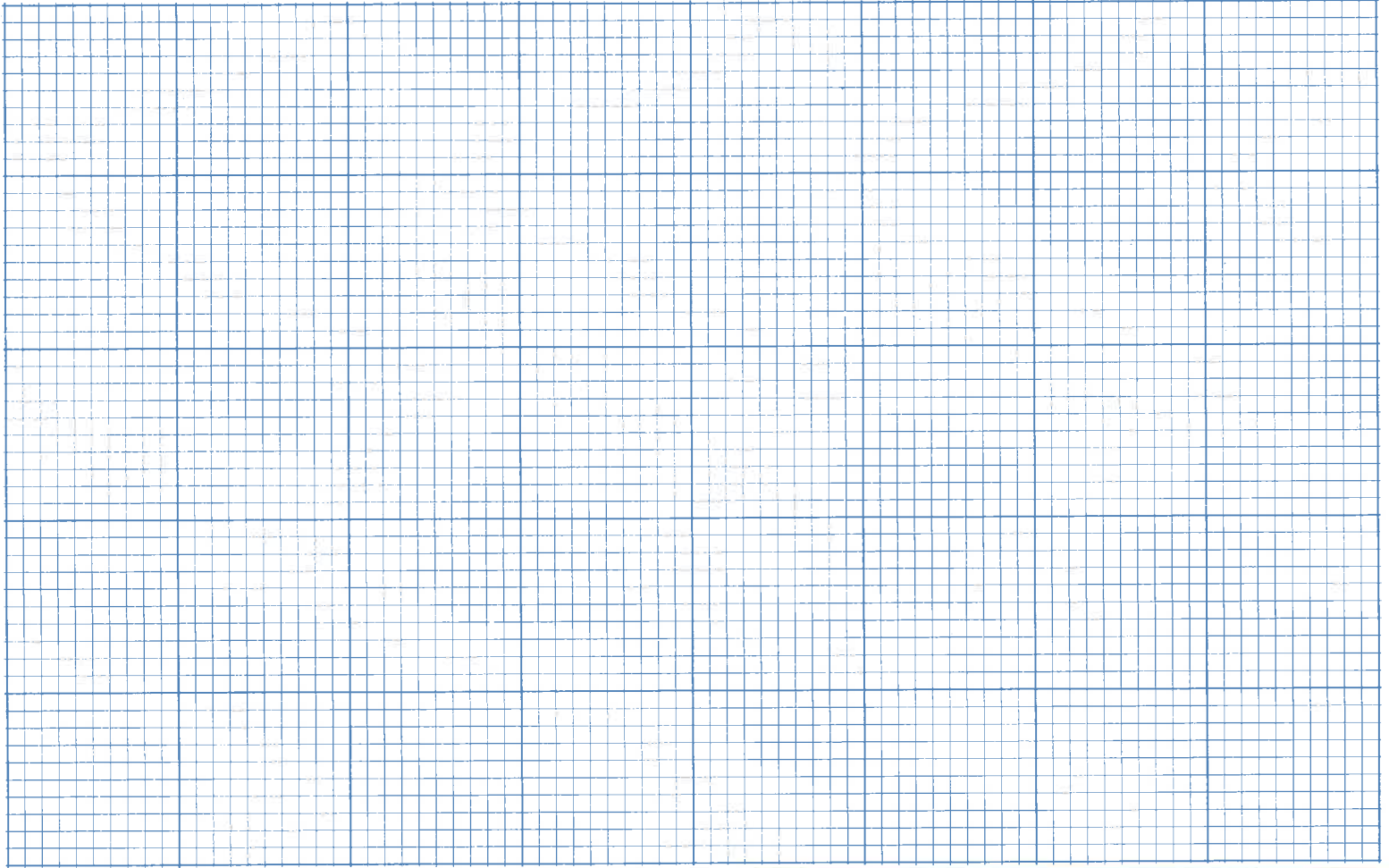
Sources and bibliography

Published sources (Books, articles, etc., with bibliographic data.)

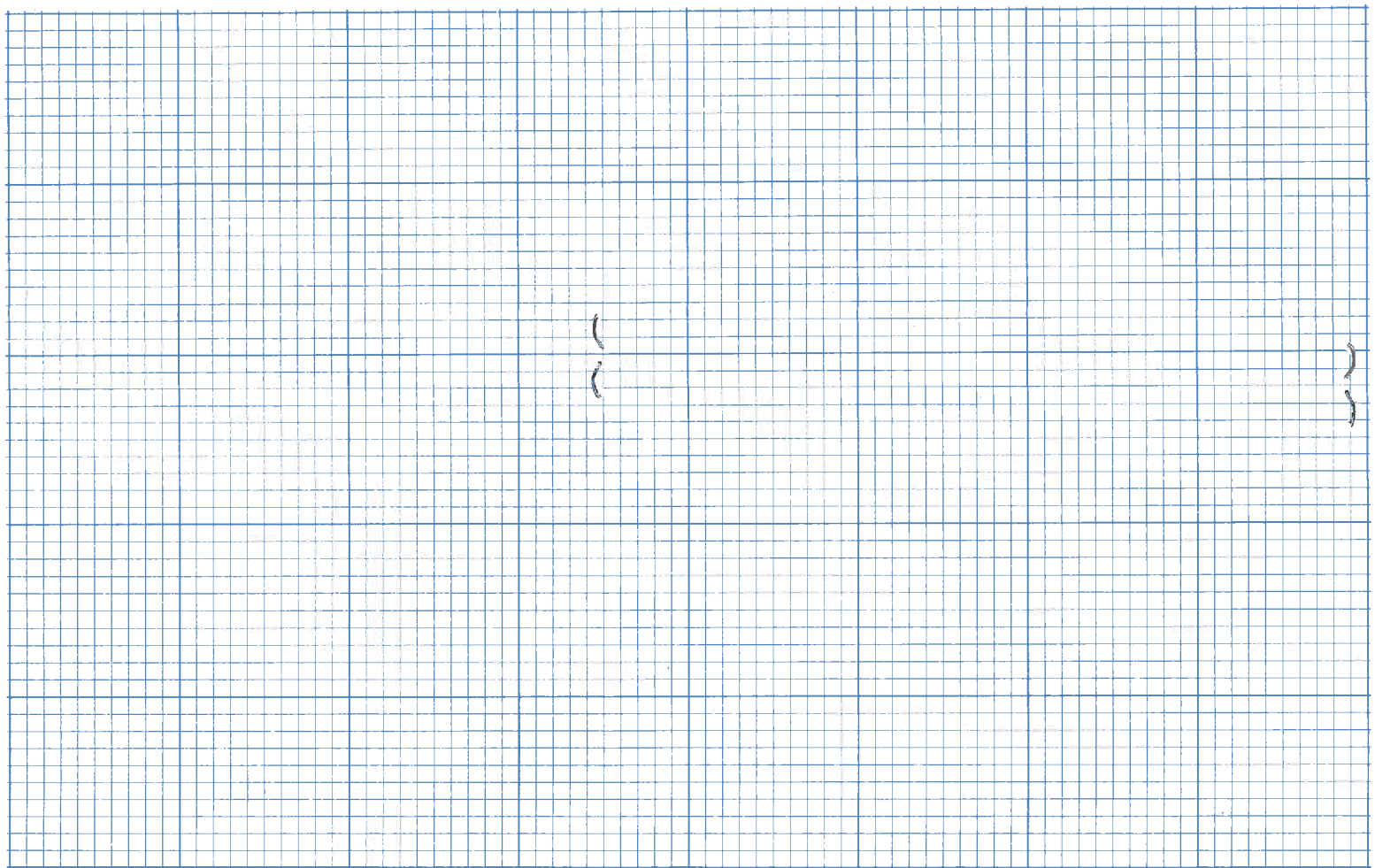
Primary sources (Manuscript documentary or graphic materials; give location.)

Names and addresses of persons interviewed

Plan (Indicate locations of rooms, doorways, windows, alterations, etc.)



Site plan (Locate and identify outbuildings, dependencies and significant topographical features.)



Name, address and title of recorder

Date

ROBERT P. BRENNAN

UNIV. OF VA. SCHOOL OF ARCH.

3.80

33-278 ✓

B-4

#479

2644 sq ft

114 Preston Ave

384-131	Leroy R. Hamlett, Jr, Tr (+ John B. Conover, same add.)	1977	plat 377-389
377-384	John B. Conover	1976	" redivided for 33-277 (theatre?)
352-42	Francis B. & Ann P. Gordon	1973	
188-333		1955	
162-174	Glover, Chas E III, & Nancy F. Byington Ely? Hoyer-Miller		plat 162-174
125-432	Charles L. Goodloe	1952	" 96-429

2-5

conc block found & walk, + 49 flat roof
 1976 - renovation
 1980 - reroofing

~~are both Hamlett & Conover trunks of Pring Willcox Land Trust?~~

XW Cox Building
 1915

33-277

220 W. Market St

built 1949, remodeled 1975

1907 Salomon - vacant except for 1-5 spec. blacksmith shop in center, facing Preston, none of those on 1920

114 Preston Ave

384-131 John B Conover (S) → Leroy R Hamlett Jr, Ronald R. Tweel, & John B Conover, trustees for Pacey Willow Land Trust

125-432 Nat Bank & Trust Co & Lena T. Rinehart, ex tr & exec of Hollis Rinehart; & Sallie P. Haden, Llewellyn P. Haden, & Martha C. Schell, tr & exec of W & Haden → Char. L. Goodloe \$12,500

tract bet Preston Ave & Market St, west of A & P see plat 96-429

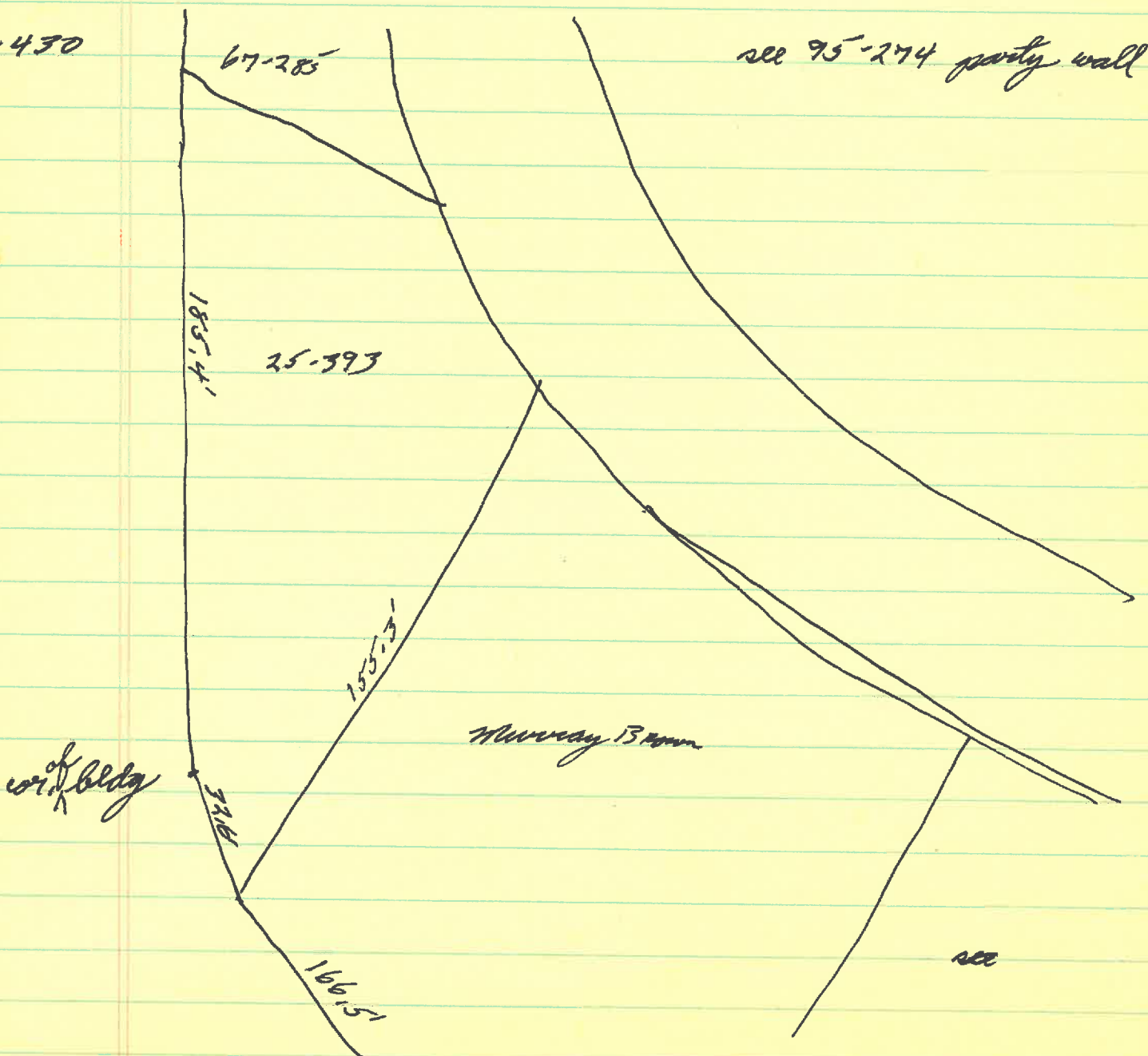
same as 96-430

Rinehart dec. 1943 (WB 5-248)

Haden dec. 1945 (WB 5-333)

96-430

see 95-274 party wall



96-430
11/25/1938

Almond J. Cox M^r Pherson, exec est & W Cox
→ Dr W D Haden & Hollie Rinkhart
lot bet city, & Murray Cox Brown & exec ^{L W} Cox
conveyed to Cox by 3 deeds:
25-393, 1913, fr Lawrence E Flannagan et al
67-285, 1929, fr City
96-426, 1938, fr City

96-426

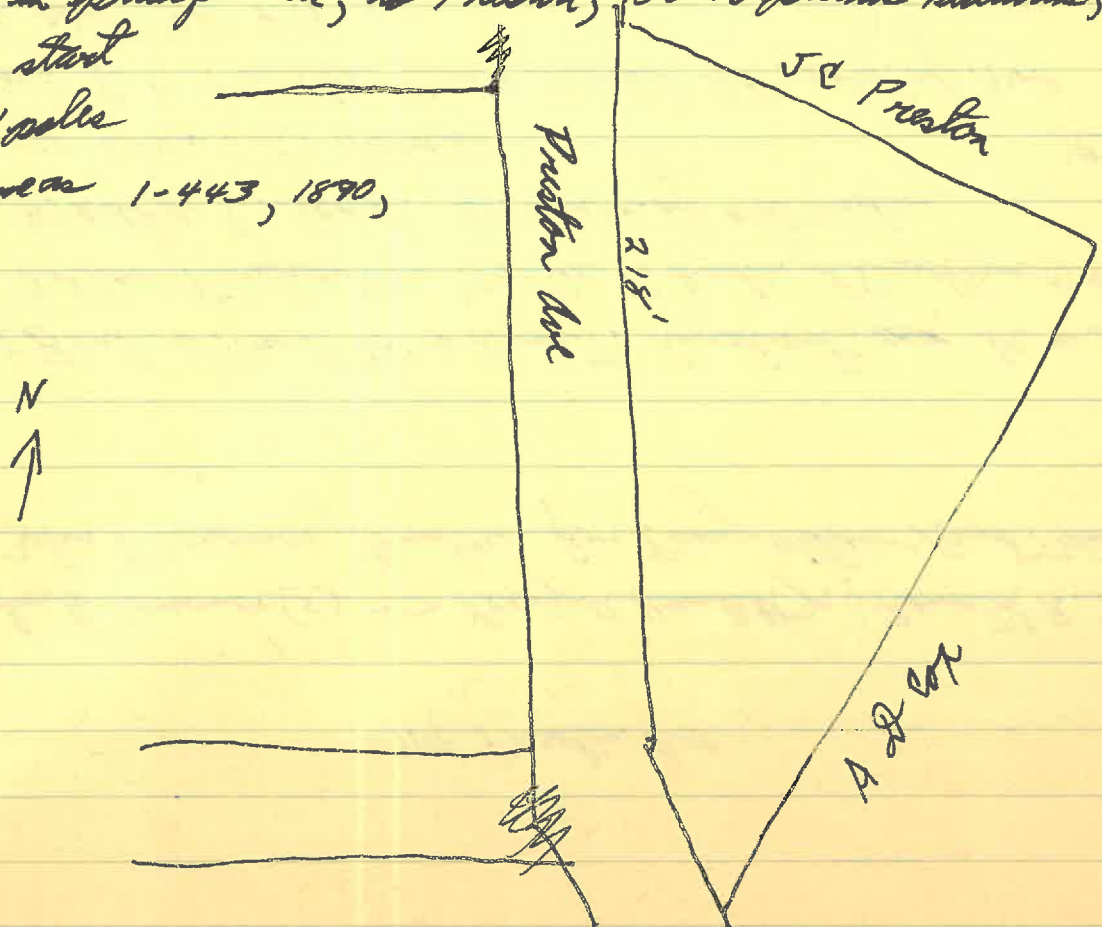
estab. Market st boundary

95-274
6/30/38

AJ & M^r Pherson, exec → Murray Cox Brown
"There is on the L W Cox lot a rock store bldg, constructed many
years ago..." no east wall actually not on
boundary or supposed
wall to be boundary
Brown lot = part of ~~30~~ 26-314, Cox → Mary E Brown 1914

25-393
10/30/13

Heir of Mrs. Sibelia J. Flannagan → L W Cox #1850
lot of impt
begin at plank sidewalk, corner to ——— cor at W end of 126
in plan of town, to Preston, 150' to plank sidewalk, 70' to
start
51 poles
same as 1-443, 1890,

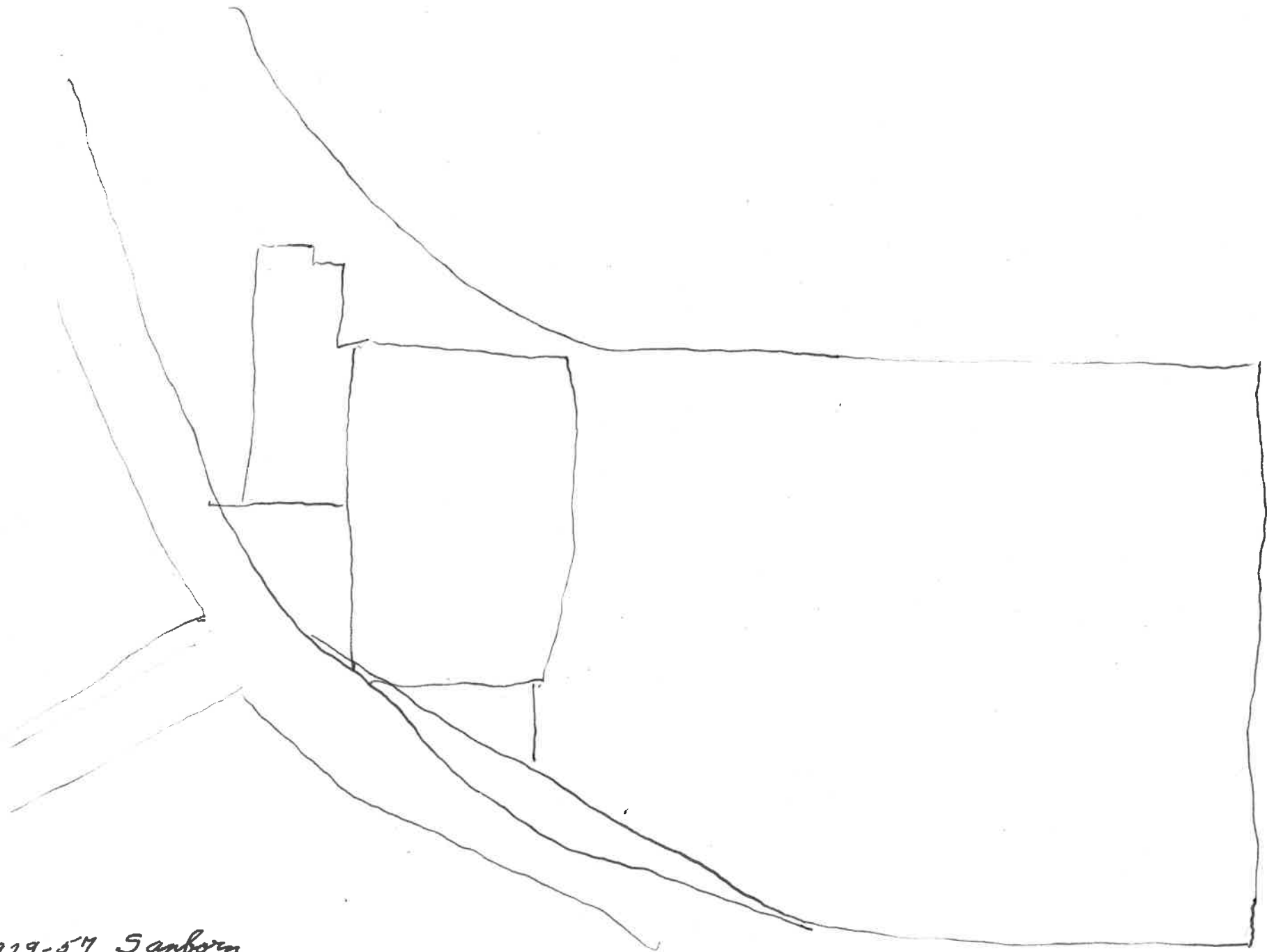


88-333 ~~Chas C Blower~~ Ely & Frederick Robt Hoyer-Miller →
Chas C Blower III & Nancy E Springington
1/3 int

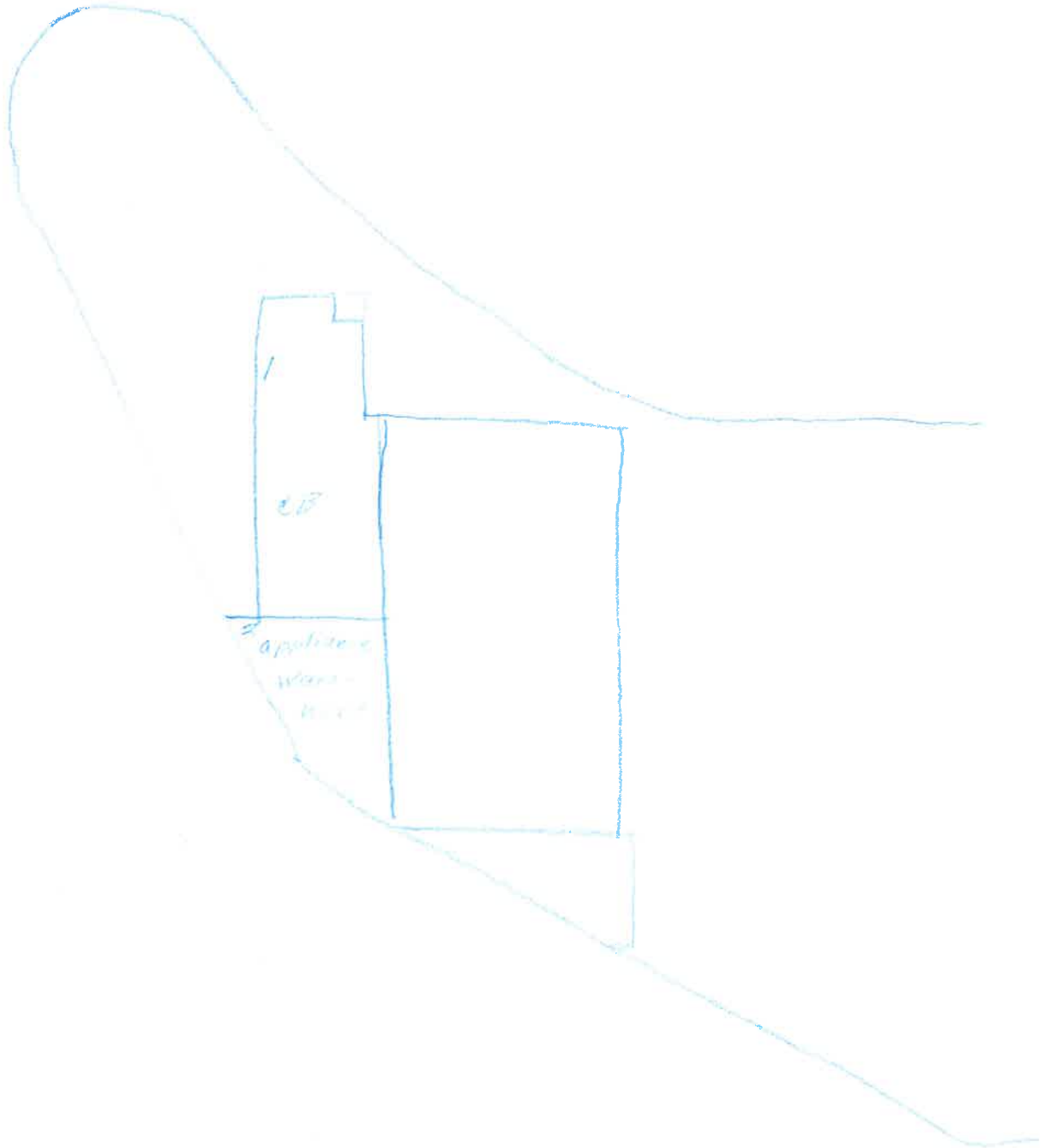
same as 162-174, 1952; Goodloe → Blower, Springington, & Hoyer-Miller

67-285 City. → Cox

1/19/1929 37' x 54' on line bet. Cox & M^eBaffey Sch
on Preston (E side)



1929-57 Sanborn



1969

William

iron-clad
frame shed

126
1.5 frame

122
2
fire stone

frame
B.L. 5a

120
0
misc. storage

116
1
frame
auto
repairing

114

Commerce

1920 Sanborn



2, stone
 To Be Factory
 Hand Repair +
 Auto Storage

2/1920 Sanborn

114 Preston Ave

1913	2nd Mrs 59 Flannagan est - lot & shop - E side Preston Ave.	300 + 100 = 400
1914, 15	L W Cox	" " " "
1916, 16 ¹⁷ , 20, 22	" "	500 + 2500 = 3000 added

fr 59
Flannagan
oldg
added

~~1913~~

City Directories

1881

1927 118- L W Cox, real est. ^{also '24} 120 Thor & Flagg, photog. ^{116, 120, 124} vacant

1931, 1934, ^{'36} 118 " " & Wm W Keenan - bldg contr ^{120, 122, 124} vac

1938, '40, '45 110, ^{'42} 118, 120, 122, 124, 128 vacant; 220 Mkt - Char Wheat sheet mill wkr, vac ^{'45} 1940

1947-48 118- Gibson Garage; coin auto. muni. co.; 220, 222, 124, 128 vac • 220 mkt vac
(Chas Goodloe)

1950 118 - Joe Smith, sheet mill; 120, 122, 124, ^{'45} vac; 220 - Piedmont Refrig Co

1953 120-124 Preston - rear ent Jefferson Tire & Supply Co (220 W. Mkt.)
110 - John M. King, furn. repr

1962 n.l.; Jefferson Tire & Supply Co. still at 220 W. Market - gone by '65 phone

1965, ^{'69, '70} phone Ch's Tire Service - 210 W. Market; gone by 1971 phone

1970 n.l.; Ch's Tire Service at 210 W Market ^{'74} also '69 phone, gone '75
~~also~~ Jarman's Sportcycle at 220 W. Market
Jan '78 phone Papercraft - 114 Preston Ave

Preston Ave

Va Jordan

Preston facade

2-3, 3-bay + 2-bay (angled to follow street)

fieldstone piers between bays

& fieldstone side wall part way, then CB on W, E faced ^{w/ brick}
1st stone walls may go all way 1st level at least
~~bays may be somewhat narrower on W, 3-bay, side~~

flat roof slopes to rear.

white, ^{metal} parapet ~~entire~~ for cornice & frieze

garage doors in 1st level bays of E, 2-bay, side

" " " 2nd " " of E, 2-bay, side

band of 4 1/1 windows " " " W, 3-bay "

(bay #3 altered to wide, narrow, org)

metal. ~~slab~~ floor of 2nd storey projects as a 1st level cornice & frieze

1st level of W side had stone walls below display
windows, + door W and W bay + garage door E and E

2nd level of E side boarded up, but shows int. pattern:



6 large 1/2-round 2nd level windows E

stone walls bare on inside

