

Virginia Department of Historic Resources PIF Resource Information Sheet

This information sheet is designed to provide the Virginia Department of Historic Resources with the necessary data to be able to evaluate the significance of the proposed district for possible listing in the Virginia Landmarks Register and the National Register of Historic Places. This is not a formal nomination, but a necessary step in determining whether or not the district could be considered eligible for listing. Please take the time to fill in as many fields as possible. A greater number of completed fields will result in a more timely and accurate assessment. Staff assistance is available to answer any questions you have in regards to this form.

General Property Information	For Staff Use Only DHR ID #:
District Name(s): <u>Starr Hill Historic District</u>	
District or Selected Building Date(s): <u>circa 1877 - 1959</u>	<input type="checkbox"/> Circa <input type="checkbox"/> Pre <input type="checkbox"/> Post Open to the Public? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Main District Streets and/or Routes: <u>Commerce, Elsom, Brown, Cream, 4th NW, 5th NW, 6th NW, 7th NW, 8th NW, and West Main streets</u>	City: <u>Charlottesville</u> Zip: <u>22903</u>
County or Ind. City: <u>Charlottesville</u>	USGS Quad(s): <u>Charlottesville East</u>

Physical Character of General Surroundings	
Acreage: _____	Setting (choose one): <input type="checkbox"/> City <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Town <input type="checkbox"/> Suburban <input type="checkbox"/> Rural <input type="checkbox"/> Transportation Corridor
Site Description Notes/Notable Landscape Features/Streetscapes: The proposed district is roughly bounded by 4th Street Northwest to the east, properties located to the south of 305 4th Street Northwest on the north, the Charlottesville City Yard to the northwest, Cream Street to the west; and properties sited on the south sides of Elsom Street and 7th Street Northwest, and Commerce Street to the south. The Virginia Midland Railroad (later Southern Railway and now Norfolk Southern) runs close to the northwest boundary of the proposed district. The commercial structures along West Main Street, historically part of the Starr Hill and Vinegar Hill neighborhoods, have been inventoried and are already included with the determined eligible West Main Street Historic District (104-0083) (VDHR 2017a). The area is slightly hilly throughout, with a fairly steep hill at the intersection of 6th Street Northwest and Brown Street. A public park, Starr Hill Park, is located in the middle of the proposed district and in an area of lower elevation. The proposed district is primarily residential (single-family and multi-family) with one commercial enterprise at the north end of 5th Street Northwest and an educational and recreational facility, the Jefferson High School/Carver Recreation Center, at 233 4th Street Northwest (104-5087). The lots are generally deep and narrow and trees are found throughout the neighborhood.	
Ownership Categories:	<input checked="" type="checkbox"/> Private <input checked="" type="checkbox"/> Public-Local <input type="checkbox"/> Public-State <input type="checkbox"/> Public-Federal

General District Information	
What were the historical uses of the resources within the proposed district? Examples include: Dwelling, Store, Barn, etc... <u>Single-family and multi-family dwellings, church, school</u>	
What are the current uses? (if other than the historical use)	<u>Single-family and multi-family dwellings, commercial, educational, recreational, social</u>
Architectural styles or elements of buildings within the proposed district:	<u>American Foursquare, Craftsman, Folk Victorian, Italianate, Neoclassical, Vernacular</u>
Architects, builders, or original owners of buildings within the proposed district:	<u>William E. Jackson, Jr., builder and original owner; Charles Calrow, architect; William E. Stainback and Louis A. Brown, Jr., architects; Baker, Heyward and Llorens Architects</u>
Are there any known threats to this district?	<u>Possible infill construction on vacant lots, particularly at 609 Brown Street</u>

General Description of District: (Please describe building patterns, types, features, and the general architectural quality of the proposed district. Include prominent materials and noteworthy building details within the district and a general setting and/or streetscape description.)

The proposed Starr Hill Historic District is located immediately west of Ridge-McIntire Road, a prominent thoroughfare, and a few blocks west of the downtown commercial district of Charlottesville. The neighborhood consists of 61 resources which are sited on 40 properties. To the south is the determined eligible West Main Street Historic District (104-0083) which includes the buildings on the north and south sides of West Main Street.

The 40 properties within the proposed Starr Hill Historic District are related to several thematic contexts identified by the Virginia Department of Historic Resources including Ethnic/Immigration Heritage, Architecture/Community Planning, Domestic, Education, Religion, Social, Recreation/Arts, Commerce/Trade, and Landscape, of which the vast majority are Domestic. Out of the 61 resources, 36 resources are greater than 50 years of age and retain sufficient integrity in order to contribute to the historic district; these include 32 primary resources and four secondary resources, which include three sheds and a dwelling associated with 201 6th Street Northwest (104-0083-0033). The remaining 25 resources are non-contributing because they are less than 50 years of age and include one park, seven primary resources, and 15 secondary resources, which include sheds, outbuildings, and a parking garage. Among the 36 contributing resources, most have little or no setback from the sidewalks or street, when no sidewalk is present. Some properties, particularly those sited on a slope, have low retaining walls constructed from brick or concrete block adjacent to the sidewalk or street.

According to the 1877 Gray's New Map of Charlottesville, this neighborhood began to be developed in the 1870s, however only two buildings appear to remain extant from this period and are sited at 201 and 205 6th Street Northwest. At this time, West Main Street, located just south of this residential neighborhood, had some development primarily on the north side, but the main concentration of buildings was closer to and in downtown Charlottesville to the east (O.W. Gray & Son 1877). By 1896, the south side of West Main Street was fully developed, which impacted the surrounding neighborhood. As a result, 6th Street Northwest, located within the proposed Starr Hill Historic District, had dwellings on both sides of the street between Commerce Street and Page (now Brown) Street. Additionally, dwellings had been constructed on 5th Street Northwest, 7th Street Northwest, Elsom Street, and Page (now Brown) Street, all within the proposed Starr Hill Historic District. In addition, by 1896 the Jefferson Colored Graded/Elementary School (non-extant, demolished in 1959; the site is part of the landscaped setting for the Jefferson School and Carver Recreation Center) was built on 4th Street Northwest just north of Commerce Street, located within the proposed Starr Hill Historic District. Charlottesville City Gas Works (now Charlottesville City Yard) was also established by this point immediately north of the proposed Starr Hill Historic District (Kalbian and Peters 2005:Section 8, Page 13, 25; Sanborn Map Company 1896). In the early twentieth century, additional dwellings were built on 7 ½ (now Cream) Street Northwest between Elsom and Brown Streets and 5th Street Northwest north of Brown Street (Sanborn Map Company 1902; Sanborn Map Company 1907). As of 1913, Albemarle Creamery Co. was located at 706 Brown Street (non-extant) (Sanborn Map Company 1913). In 1925-1926, Jefferson High School was built to the west of the Jefferson Colored Graded/Elementary School; and later additions to the high school were completed in 1938, 1939, and 1958-1959 (Kalbian and Peters 2005:Section 8, Page 20, 21, 25). By 1929, the creamery was a laundry and Bethel Baptist Church had been built at the northwest corner of 5th Street Northwest and Commerce Street (today 501-503 Commerce Street). Charlottesville Gas Works (later Charlottesville City Yard) continued to expand westward along Brown Street, which marks the northern boundary of the neighborhood (Sanborn Map Company 1929). As of 1945, the laundry was replaced by the dwellings at 208, 210, and 212 Cream Street, affirming the more residential nature of the neighborhood. Also by 1945, an additional block of dwellings was constructed east of 7th Street Northwest, where Starr Hill Park is now located. By 1945, the first addition to the Jefferson High School was completed and the Bethel Baptist Church had become a day nursery (Sanborn Map Company 1945). The final major change to the neighborhood was the demolition of dwellings on the east side of 5th Street Northwest, north of Brown Street, for the construction of the Carver Recreation Center addition to the Jefferson High School (Jefferson School at that point) in 1958-1959. The neighborhood achieved its historic footprint by 1959. Since then, the City of Charlottesville acquired the land for Starr Hill Park circa 1980 and two duplexes were constructed at 610-612 and 614-616 Brown Street in 1981; the west end of Starr Hill Park and both duplexes replaced dwellings that were constructed circa 1945 (Sanborn Map Company 1945). Additionally, four historic dwellings were replaced by newer construction between 1991 and 2009 at 205 5th Street Northwest, 200-202 6th Street Northwest, 212 6th Street Northwest, and 712 Elsom Street.

Almost all of the primary resources in this potential district are frame dwellings, with the exception of a brick duplex at 204-206 6th Street Northwest and two concrete block dwellings at 606 and 608 Brown Street. The majority of dwellings are either clad in stucco or siding and two stories in height. Two are two-and-a-half stories tall, one is one-and-a-half stories tall, and five are one-story tall. There is one one-story, concrete block commercial building at 229 5th Street Northwest and one two-story, brick educational and recreational facility, the Jefferson High School/Carver Recreation Center, at 233 4th Street Northwest (104-5087).

The primary resources in this proposed historic district date from circa 1876 to 2009 and exhibit a range of building forms and styles. The most common architectural style is Vernacular, but there are also two Italianate examples, two American Foursquare, one Neoclassical, one Folk Victorian, and one Craftsman. The majority of dwellings feature a front porch. The non-contributing secondary resources do not exhibit characteristics of any discernible architectural style. The neighborhood is characterized by narrow streets that do not run continuously throughout, narrow and deep lots, and mature vegetation.

Significance Statement: Briefly note any significant events, personages, and/or families associated with the proposed district. It is not necessary to attach lengthy articles or genealogies to this form. Please list all sources of information. Normally, only information contained on this form is forwarded to the State Review Board.

The Starr Hill neighborhood has historically been home to professionals, including journalists, entrepreneurs, ministers, and educators, many of whom were and are African American (Jefferson School African American Heritage Center 2015). The area first began to be settled in the 1870s and continued to develop until 1959. A handful of new construction has been undertaken since then, but it has generally upheld the residential nature of the neighborhood. According to long-time resident Rebecca McGinness, Starr Hill was so-named because “it was the hill where the stars of the community lived” (Jefferson School African American Heritage Center 2015). African Americans in Charlottesville viewed Starr Hill as “a desirable place to live because it was situated on higher ground and was the residence of many black professionals and homeowners” (Department of Community Development 1990:51). While Vinegar Hill, located between Starr Hill and Downtown Charlottesville, featured the commercial center of the African American community along with some housing and several churches, Starr Hill was the more prestigious residential area where the more affluent members in the community lived (Jefferson School African American Heritage Center 2015; Department of Community Development 1990:55, 57; Bryant 2001:59). In fact, some descendants of the original owners remain in the neighborhood today (Jefferson School African American Heritage Center 2015). According to the Jefferson School African American Heritage Center, located at the historic Jefferson High School, Starr Hill is about “aspiration, cooperation, and faith” (Jefferson School African American Heritage Center 2015).

The neighborhood’s development was concurrent with the evolution of West Main Street as a significant commercial, retail, and transportation corridor for the City of Charlottesville in the late nineteenth and first half of the twentieth century and site of several African American religious institutions. Starr Hill is also tied to Vinegar Hill, where many Starr Hill residents owned or worked in businesses (Department of Community Development 1990:58; Jefferson School African American Heritage Center 2015).

Several key events have shaped the history of Starr Hill. Around 1924, a group of 86 parents and interested individuals petitioned the Superintendent and the City School Board to build an African American high school in Charlottesville as no high school classes were offered to African American students in the City at that time (Kalbian and Peters 2005:Section 8, Page 16). The petitioners included the leadership of most of the African American churches, fraternal organizations, store keepers, and individual parents, at least some of whom likely resided in Starr Hill (Kalbian and Peters 2005:Section 8, Page 16). The establishment of Jefferson High School in 1927 gave local African Americans the opportunity to pursue a secondary education (VDHR 2017b). At the time it was built, Jefferson High School was one of only 10 other African American high schools in Virginia, most of which were located in cities larger than Charlottesville (Kalbian and Peters 2005:Section 8 Page 17). The Jefferson School also provided a gathering space for the African American community, contributing to its emergence as a “dynamic and vital part of the community’s social history” during the twentieth century (Kalbian and Peters 2005:Section 8, Page 10). The school enrollment continued to grow, which necessitated expansion of the physical facilities in 1938-1939 and 1958-1959. These additions met the demand among the African American community for public library services and recreation facilities (Kalbian and Peters 2005:Section 8, Page 10). In 1951, the school became the city’s only all African American elementary school until it closed in 1965 (Jefferson School African American Heritage Center 2015). Today, the Carver Recreation Center, located in the Jefferson High School facilities, “continues to house important social, athletic, and recreational facilities for the Charlottesville community” (Kalbian and Peters 2005:Section 8, Page 11).

In the 1970s, Starr Hill was targeted for urban renewal, which had decimated the Vinegar Hill neighborhood about a decade earlier. However, different from Vinegar Hill, the development focused on rehabilitation of existing buildings instead of demolition (Saunders and Shackelford 1998:83). As part of a two-million dollar grant known as the Starr Hill Redevelopment Project, the neighborhood was able to make some cosmetic improvements, install sidewalks and lighting, and plant trees on West Main Street (Department of Community Development 1990:58; Saunders and Shackelford 1998:84). In a similar vein, around 1998, the community rallied to save the Jefferson High School (now known as Jefferson School and Carver Recreation Center) and initiated rehabilitation efforts, resulting in the multi-use community center that it is today (Jefferson School African American Heritage Center 2015; Jefferson School Task Force 2004).

There are countless “stars” who have lived in Starr Hill and impacted the neighborhood and surrounding city. Charlottesville’s first African American physician, George R. Ferguson lived and worked at 206 6th Street Northwest circa 1929-1932 (Jefferson School African American Heritage Center 2015). Rebecca McGinness, known as the “unofficial mayor of Starr Hill,” lived at 517 Brown Street from the 1930s until her death in 2002, taught at the Jefferson School, and helped with the rehabilitation effort (Bryant 2001; Jefferson School African American Heritage Center 2015). Philip Y. Wyatt, a well-known local barber, raised his family at 213 6th Street Northwest; two of his daughters later taught at the Jefferson School and his son Philip later became president of the Virginia NAACP. Alice Gatewood Minor, a young widow and professional dressmaker, was a long-time resident of 209 6th Street Northwest and unusually successful businesswoman for her generation (Jefferson School African American Heritage Center 2015). Teresa Price, whose father, William E. Jackson, Jr., built 204-206 6th Street Northwest, helped integrate the local Lane High School and was one of its first African American teachers (Department of Community Development 1990:57).

The Starr Hill Historic District is recommended as potentially eligible for listing in the National Register under Criterion A within the area of Ethnic Heritage as an extant, historically integrated, residential neighborhood associated with the professional African American community in Charlottesville. Starr Hill residents have impacted the City in a variety of ways, as local business owners, educators, and community leaders. This community also contributed to the creation of the first African American high school in Charlottesville, at which many homeowners would later teach and neighborhood children would attend school. Some descendants of original owners even remain in the neighborhood. Although some historic buildings have been lost, this proposed district retains a high level of architectural integrity as most of its buildings remain intact. The recommended period of significance is from circa 1877, when the neighborhood began to develop, to 1959 when the neighborhood achieved its historic footprint with the completion of the Carver Recreation Center.

References

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2001 Rebecca Fuller McGinness: A Lifetime, 1892-2000. Van Doren Company, Charlottesville, Virginia.

Department of Community Development

1990 From Porch Swings to Patios: An Oral History Project of Charlottesville Neighborhoods 1914 to 1984. City of Charlottesville, Charlottesville, Virginia.

Jefferson School African American Heritage Center

2015 Heritage Trails African Americans in Charlottesville: Starr Hill. On file at the Jefferson School African American Heritage Center, Charlottesville, Virginia.

Jefferson School Task Force

2004 Bringing Life Back to Historic Jefferson School. Presented to Charlottesville City Council. On file at the Virginia Department of Historic Resources, Richmond, Virginia.

Kalbian, Maral S. and Margaret T. Peters

2005 National Register of Historic Places Nomination Form: Jefferson School and Carver Recreation Center. On file at the Virginia Department of Historic Resources, Richmond, Virginia.

Moore, John Hammond

1976 Albemarle Jefferson's County 1727-1976. University Press of Virginia, Charlottesville, Virginia.

O.W. Gray & Son

1877 Gray's New Map of Charlottesville. Electronic document, <http://www.davidrumsey.com/luna/servlet/detail/RUMSEY~8~1~207929~3003520:Charlottesville,Virginia->, accessed on April 27, 2017.

Sanborn Map Company

1891 Fire Insurance Map of Charlottesville, Virginia. Sanborn Map Company, New York, New York.

1896 Fire Insurance Map of Charlottesville, Virginia. Sanborn Map Company, New York, New York.

1902 Fire Insurance Map of Charlottesville, Virginia. Sanborn Map Company, New York, New York.

1907 Fire Insurance Map of Charlottesville, Virginia. Sanborn Map Company, New York, New York.

1913 Fire Insurance Map of Charlottesville, Virginia. Sanborn Map Company, New York, New York.

1920 Fire Insurance Map of Charlottesville, Virginia. Sanborn Map Company, New York, New York.

1929 Fire Insurance Map of Charlottesville, Virginia. Sanborn Map Company, New York, New York.

1945 Fire Insurance Map of Charlottesville, Virginia. Sanborn Map Company, New York, New York.

Saunders, James Robert, and Renae Nadine Shackelford

1998 Urban Renewal and the End of Black Culture in Charlottesville, Virginia: An Oral History of Vinegar Hill. McFarland & Company, Inc., Jefferson, North Carolina.

Virginia Department of Historic Resources [VDHR]

2017a Architectural Survey Form: 104-0083. Electronic document, <https://vcris.dhr.virginia.gov/vcris/>, accessed April 27, 2017.

2017b Architectural Survey Form: 104-5087. Electronic document, <https://vcris.dhr.virginia.gov/vcris/>, accessed April 5, 2017.

Sponsor (Individual and/or organization, with contact information. For more than one sponsor, please use a separate sheet.)

Mr. Ms. Mary Joy Scala, Preservation and Design Planner
(Name)

City Hall, 610 Market Street, PO Box 911 Charlottesville VA 22903
(Address) (City) (State) (Zip Code)

scala@charlottesville.org (434) 970-3130
(Email Address) (Daytime telephone including area code)

In the event of organization sponsorship, you must provide the name and title of the appropriate contact person.

Contact person: _____

Daytime Telephone: ()

Applicant Information (Individual completing form)

Mr. Mrs.
 Ms. Miss Saleh Miller and Erin Que The 106 Group Ltd.
(Name) (Firm)

1295 Bandana Boulevard #335 St. Paul MN 55108
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salehmiller@106group.com (651) 290-0977
(Email Address) (Daytime telephone including area code)

Applicant's Signature: _____ Date: _____

Notification

In some circumstances, it may be necessary for DHR to confer with or notify local officials of proposed listings of properties within their jurisdiction. In the following space, please provide the contact information for the local County Administrator or City Manager.

Mr. Mrs. Dr.
 Miss Ms. Hon. _____
(Name) (Position)

(Locality) (Address)

(City) (State) (Zip Code) (Daytime telephone including area code)


Please use the following space to explain why you are seeking an evaluation of this district.

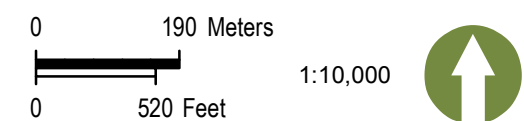
This project was initiated by the City of Charlottesville to conduct an architectural survey of this area and generate a PIF.

Would you be interested in the State and/or the Federal Rehabilitation Tax Credits? Yes No
 Would you be interested in the easement program? Yes No



**Proposed Starr Hill
Historic District**
City of Charlottesville, Virginia


 Proposed Historic District



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**Proposed Starr Hill
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City of Charlottesville, Virginia

 Proposed Historic District

