

# Architectural And Historic Survey



413

## Identification

**STREET ADDRESS:** 102 Garret Street  
**MAP & PARCEL:** 28-111 (formerly 28-114)  
**CENSUS TRACT AND BLOCK:**  
**PRESENT ZONING:**  
**ORIGINAL OWNER:** Hollis Rinehart  
**ORIGINAL USE:** Farm Supplies Warehouse  
**PRESENT USE:** Farm Supplies Warehouse  
**PRESENT OWNER:** H. M. Gleason & Co.  
**ADDRESS:** 102 Garrett Street  
 Charlottesville, VA 22901

**HISTORIC NAME:** Rinehart-Gleason Building (H.M. Gleason & Co.)  
**DATE / PERIOD:** 1915  
**STYLE:**  
**HEIGHT (to cornice) OR STORIES:** 2 storeys  
**DIMENSIONS AND LAND AREA:**  
**CONDITION:** Good  
**SURVEYOR:** Bibb  
**DATE OF SURVEY:** Spring 1982  
**SOURCES:** City Records  
 James W. Marshall  
 Sanborn Map Co. - 1907, 1920, 1929

## ARCHITECTURAL DESCRIPTION

Massive beams, piers, and shear blocks with pit saw marks suggest that the original section of this building was a mid-19th century mill, or at least that materials from such a mill were used in its construction. The original section is two storeys tall, five bays wide, and three bays deep. A two-bay western addition makes the facade seven bays wide, and two bays of the old section have been altered to conform with the newer section. It is set on a high foundation, with a raised sidewalk along the facade. Wall construction in the original section is of brick laid in 5-course American bond. Each bay on the facade is recessed and faced with stucco between 2-storey brick piers which support an architrave. A stuccoed parapet conceals an arched roof. Windows are double-sash, 6-over-6 light, with plain surrounds. There are warehouse doors with multi-light rectangular transoms in the center bay of the facade at the first level, of the rear elevation at the second level, and of the eastern elevation at both levels. The one on the facade is a single wide sliding door; the others are double doors with six horizontal panels. There were two windows in each bay at the second level of the western elevation, now covered by the newer section. On the interior, the brick walls are corbelled out at the top of the first storey. Windows and doors are segmental-arched only on the interior. At the first level, rows of 10" square pit-sawn piers with shear blocks support 8" x 16" pit-sawn beams. There are 8" piers at the second level, and some were replaced after the five c. 1920. The western addition is the same height as the original section, but is one storey. Wall construction is of cinderblock veneered with brick laid in 5-course American bond. Its facade lacks the piers between the bays but has a single corner pier. The area around the first level display windows is recessed. Windows at the second level are 6-over-6 light, and there is a stuccoed panel above them. A door on the facade adjacent to the original section has been bricked up. The entrance is now on the west side, which is divided into three bays by brick piers. There are two windows in each bay at the second level. The parapet windows in each bay at the second level. The parapet conceals a flat roof covered with tar & gravel. Additions to the east and rear of the original section employ the same type of construction, but with new materials.

## HISTORICAL DESCRIPTION

When the last remaining sixteen acres of the Garrett-Ware estate was subdivided in 1915, Hollis Rinehart purchased this lot at the corner of Garrett and First Street (City DB 27-371, 374, 379). Neither the deed, the plat (DB 27-377) nor the 1907 Sanborn map shows any building on the lot, and tax records state that he added a building the year he bought it. The building, or the materials at least, appears to be over half a century older than that. It may have been moved to this site, but no record or that has been found. The building was apparently leased to W. J. Parr & Son, a feed and farm supplies business. H. M. Gleason, J. Emmet Gleason, & Hope W. Gleason, of H. M. Gleason & Co. a Main Street Grocery Store bought the Parr firm in 1919 and the building in 1920 (DB 36-104). This business was managed by Hope W. Gleason until his death in 1947. The second storey was damaged by fire c. 1930. About the same time, a triangular-shaped east wing beside the railroad siding, a rear addition behind these two sections, and the western section of the central block were added. Tax records indicate construction c. 1920-25 and in 1929 and 1930. There have been several later rear additions. As a part of the Garrett Street Urban Renewal Project, the building was purchased by the Ch'ville Redevelopment and Housing Authority in 1976 (DB 380-567) and sold back to H. M. Gleason and Co. in 1980 (DB 414-830 and 416-265). In 1980-81 the facade was repainted and the main store entrance moved from the facade of the western addition to its west end. "Oak Hill", the old Garrett house, stood on the hill just east of this building. It was built in the 1820's by the Alexander Garrett whose large estate extended to Moore's Creek and included Ridge Street. It was used for storage in the second quarter of this century before H. M. Gleason and Co. bought it and demolished it in the 1950's (DB 163-54 & 257).

Additional References: City DB 110-66, 260-460.



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**HISTORIC LANDMARKS COMMISSION - DEPARTMENT OF COMMUNITY DEVELOPMENT**

28. ~~111~~ 111

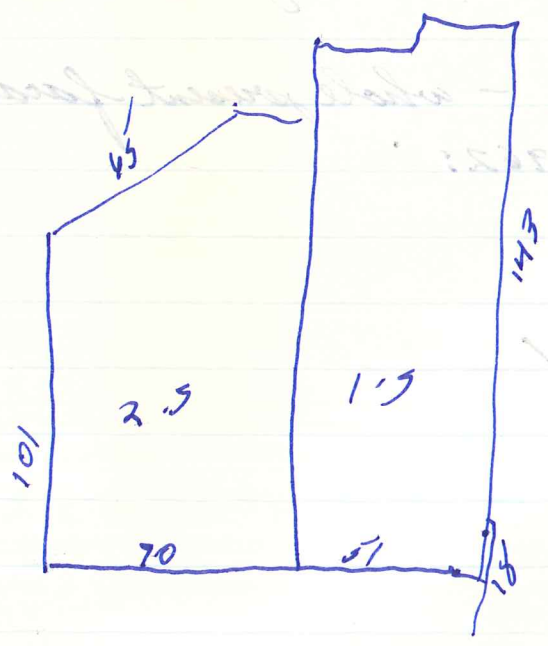
H M Bleason & Co  
Barrett & 1st

#438 I

416-265- H M Bleason & Co 1980 location  
414-830 " " ~~#242, 59~~ plat 414-830  
Ch'v Reder & Home. auth.

1 & 2 story, industrial  
conc block found & walls, T & B flat roof  
are conste

see D.B. 222-119, 7-208  
\* 260-460, 55-432  
326-316, 328-579, 380-567 & 570



Prog. 4/13/62, Bus. & Ind. p. 16  
~~More~~

1871 - founded - sold gen. mds.

1875 - sold to H. M. Gleason

1913 - H. M. Gleason & Co formed

doesn't say when Barrett St store (farm supplies) began  
near end World War II - " " " expanded into adj bldg

1947 - incorporated

Prog. 4/13/62 - Cul. & Rec. - p 7 - should Xerox  
same history as article

1919 "Firm expanded as J. Emmeth & Hope W. bought  
property at First & Barrett fr. W. J. Parr & Son."

"Barrett St business devoted primarily to general farm supplies."  
near end WW II - expanded into 3rd Bldg  
Barrett St business was directed by Hope W. Gleason until  
death in 1947.

1936 & 1962 pictures - whole present facade

1936 employees still there 1962:

H. R. Pritchett

James U. Fincham

James W. Marshall ✓

Hope W. Gleason, Jr.



old 28-114

102 Barrett, corner South First

260-460 The Gleason Corp & Hope W Gleason et al - 1960

J. Emmett Gleason, et al,

WB 6-6 " " " Trustee

plat ACDB 16-100 & 101

" " & Hope W "

2 tracts combined; carried thru 1957 as J. Emmett Gleason & Hope W Gleason

store

2-3

c B found, c B walls, built up roof  
"old"

1910-11

1914-15 City Dir

W J Parr & Son, feed, 400-404 E. Market (that's the <sup>O'neill</sup> ~~O'neill~~ Bldg)  
warehouse 2nd at C & D



H M Bleason

- 260-460 J. Emmett & Helen S. Bleason → The Bleason Corp.  
 7/1/1960 (1) SE corner 1st & Barrett "upon which is situated the main store bldg of H M Bleason & Co, Inc" -  
 map & parcel 28-114 -  
 incl 36-104, 3/24/20 for Hollis Rinehart  
 & 110-66, 3/29/42 for Columbia Baking Co
- 110-66 Columbia Baking Co → Hope W. Bleason & J. Emmett Bleason \$6,500  
 1/29/1942 (1) 50' ~~strip~~ on east side 1st St x 157' back  
 same as 87-427  
 (2) another tract on 1st St adj' first tract & Rothwell Cold Storage, 19.7' x 175'
- 36-104 Hollis & Lena T. Rinehart → H M Bleason, Hope W Bleason, & J. Emmett Bleason \$12,500  
 2/24/1920 lot w/ brick warehouse at Barrett & 1st St, SE corner  
 bounded by Barrett St, 1st St (c 90'), RLT has Co (that's 110-66 #1), C & O siding (which runs to Rothwell Apple Storage Co)  
 same as 27-379
- 27-379 G M Mc Nutt & A P Walker, under 1915 deed of trust for John L Livers, J E Shepherd, W B Alwood, & J M Rothwell, → Hollis Rinehart \$4,500  
 7/26/196 (1) Barrett & 2nd SE  
 (2) " & 1st
- 27-374 Hollis & Lena T Rinehart, John L & Olive <sup>Livers</sup> ~~Shepherd~~, J E & Addie R Shepherd, W m B & F B Alwood, & J M Rothwell → G M Mc Nutt & A P Walker, trustees  
 6/12/1915 Parties of 1st part ~~for~~ have purchased the Ware Property from heirs of Jennie D P Ware & of Dr T J Pretlow & subdivided it (see plat) (over)



deed of trust for purpose of making sales

27  
100-371

6/12/1915

heirs of Mrs Jenny D P Ware & of Dr T J Pretlow  
(both intestate) → G M McNeill & A P Walker, trustees  
16.23 acres \$12,000

same as 10-165

sm plat attached

~~100-371~~

380-567 & 570

12/6/76

The  
~~H~~ Gleason Corp. → Ch'rs Reder & Hara Nuth.

1) SW corner Barrett & 2nd SE, 382' on 2nd & 188' on Barrett

same as 163-54 & 257

2) SE corner Barrett & 1st, "upon which" main store bldg of H M Gleason & Co."



H. M. Gleason

1916 3rd Hollis Rinehart - Warehouse - cor Barrett & 1st - 200

for M<sup>rs</sup> Nutt & Walker,  
13<sup>th</sup> added

$$2000 + 4000 = 6000$$

|              |                                    |   |   |                        |              |
|--------------|------------------------------------|---|---|------------------------|--------------|
| 1921, 25     | H M Gleason                        | " | " | $1300 + 4200 = 5500$   | for Rinehart |
| 1926, 28, 29 | <del>H M Gleason</del> W J. Emmett | " | " | $1500 + 9500 = 11,000$ |              |
| 1930         | " " "                              | " | " | $+ 11,000 = 12,500$    | impts added  |
| 1931, 33, 34 | " " "                              | " | " | $+ 14,500 = 16,000$    | " "          |
| 1935, 36     | " " "                              | " | " | $2000 + 14,800 =$      | "            |
| 1939, 40, 41 | " " "                              | " | " | $+ 14,500 = 16,300$    |              |

Feb 1920 Sanborn

Garrett St

South 1st St

2nd St

RR siding

2 brick

1  
brick  
plumbing warehouse

17  
2  
brick

Rothwell Bldg

North edge of  
" area ~~not~~ shown on 1907 Sanborn; no warehouse;  
location of brick house noted



W 2-bay, E 5-bay + 3 bays deep

older, <sup>heavy chamfered</sup> posts all but 2 w bays  
corbeled brick over die

W com  
seg-arched door closed w of dw on <sup>front</sup>  
E; vert saw marks on beam, 8" x 16"

10" sq chamfered pier w 10" sq <sup>spec blocks</sup>  
5-e dm rear wall w bricked-up seg-arched window  
(or door), 1 per bay

think <sup>E in</sup> Civil War vintage

(Ed says 6-course

prob not moved because Gleason never mentioned  
A added soon ± 1934

W " 1930-34

livery stable, hay in here

ask Frank (black), ~~no~~ grocery, 7 1/2 x 4 die

Hope Gleason built livery ± 1917-18

Mrs. R. Merritt Robinson (was Herrmann on Barrett St)  
ifire was before 1934, ~~was~~ within 8 yr, 1927-34

Lacy Panlett

corbeled  
it walls ~~chamfered~~ out on inside at top of 1st story  
<sup>from below</sup> top of windows  
were 2 seg-arched windows on E, 1 remain; 6/6 w pl. trim  
seg-arched ent cent E; pr 6 heavy panel doors.  
<sup>one hinge looks old (can't see)</sup>  
under multi-light rect. transoms, plain trim  
front wall 5-e dm

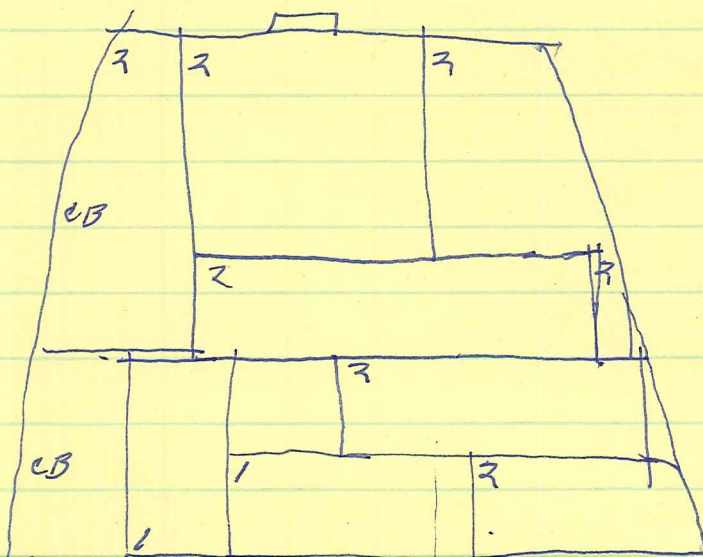


shallow buttresses on E wall; 5-cm  
<sup>flat</sup>  
 straight arch window, 0 door on outside

Δ circular saw; beams & piers nearly as large,  
 7-cm but rougher

vertical or rip saw  
 count piers  
 upstairs new  
 roof material

1927-55 Sanborn  
 H.M. Gleason



part of this is  
 Columbia Baking Co.  
 (formerly plumbing  
 warehouse)



2nd storey;

beam chawed

same construction, <sup>8x8</sup> posts smaller <sup>& pl rafters above</sup> circular same  
on unchawed; appear vertical on chawed  
bowed ceiling

5 seg-arched windows on facade, 6 (bricked up)  
in 3 groups of 2 on W, 4 (bricked up) & ent  
seg-arched warehouse door (open) on rear, 2  
(bricked) & warehouse door (open) on E

rear addn 2 const

front wall 5-c dm

1 fl open stair across front, 2nd bay fr E

foundation

newer W section 1 or 2 5'?

banding vert stretchers form capital  
at top pilasters  
support architrave  
stuccoed parapet conceals roof

W: as no pier bet bays  
2 smaller 6/6 in W, 1 x space  
over former door in E, evenly spaced  
display wind have brick sills, <sup>flat top</sup>  
W window wider, in single  
recess; stuccoed panel 2nd  
level, incl over old door  
brick corner pier to roof  
5-c dm  
3-bay side (w/ proj pier, 2 6/6  
at 2nd level) + rear extension

sheer beam  
looks like superstructure of mill



The superstructure, w/ — — — — ,  
looks like that of a mid-19th cen  
mill

"PLANNING TOGETHER FOR A BETTER COMMUNITY"  
DEPARTMENT OF COMMUNITY DEVELOPMENT



5. c dm

2-storey, 5-bay

each bay recessed between  
brick piers

brick below 1st level windows,  
stuccoed spandrel, then another

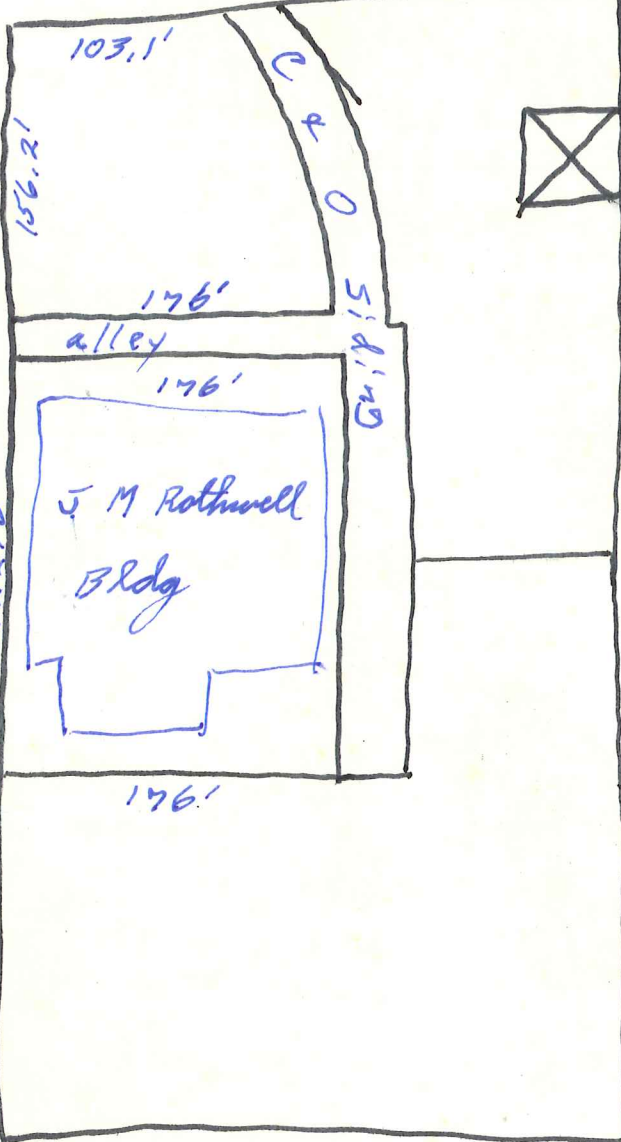
" panel around both windows  
windows 6/6, plain trim

2 W 1st level replaced w/  
display windows matching  
upper 2 bays at W

sliding warehouse door at 1st  
level cent bay, multi-light rect  
transom

Garrett St.

First St.



Second St.

Aito St.

Bell St.

Cook St.

Ware St.

Dice St.

DB 27-377

1915

16.23 acre

Oak St.