

Architectural And Historic Survey



Identification

STREET ADDRESS: 421 E. Main Street
MAP & PARCEL: 53-62
CENSUS TRACT AND BLOCK: 1-118
PRESENT ZONING: B-4
ORIGINAL OWNER: Louis W. Bunch
ORIGINAL USE: Retail Store
PRESENT USE: Saloon
PRESENT OWNER: Hunter Faulconer
ADDRESS: 318 Park Place
Charlottesville, Virginia

HISTORIC NAME: Bunch Building
DATE / PERIOD: 1874
STYLE: Vernacular
HEIGHT (to cornice) OR STORIES: 2 storeys
DIMENSIONS AND LAND AREA: 25' x 82.57' (2063.25 sq. ft.)
CONDITION: Good
SURVEYOR: Bibb
DATE OF SURVEY: Spring 1979
SOURCES: City/County Records
Alexander, Recollections of Early Charlottesville
Charlottesville City Directories

Sanborn Map Co. - 1886, 1891, 1896, 1907, 1920

ARCHITECTURAL DESCRIPTION

This is a simply detailed building, two bays wide, with a somewhat altered facade. Construction is of brick laid in 6-course American bond. The first level storefront has been remodeled several times. Its walls are now covered with imitation stone and board-and-batten siding. The recessed entry is to the left of center. Windows at the second level are arranged in segmental-arched pairs. The original sashes have been replaced with metal triple-sash, 4-over-4-over-4 light, with concrete sills and no surrounds. There is a wide inset panel in each bay above the second storey level. A shed roof slopes to the rear behind a simple parapet with corbelled brackets and cornice stops. On the rear elevation, there are three 6-over-6 light windows with plain surrounds at the second level. There is a one-storey rear wing built of brick laid in 6- to 9-course American bond.

HISTORICAL DESCRIPTION

This was a vacant lot when James Alexander wrote his description of Main Street in April 1874. Louis W. Bunch, acting as trustee for his wife, purchased it later that year and erected this small building immediately (ACDB 69-332). He and his family operated a saloon and liquor store there for 25 years. H. M. Gleason bought it from the Bunch family in 1910 (City DB 21-427), made some additions, and sold it in 1913 to Elma G. Bishop and Melvin R. Bishop (DB 25-103), who conducted a barber shop there. There were living quarters above. The National Bank and Trust Company acquired the property from Elma Bishop's widow Carlisle Bishop Coston during the Depression (DB 61-268, 88-339) and sold it to Hunter Faulconer in 1942 (DB 109-389). The building was leased to the Virginia Alcoholic Beverage Control Board from the 1930's until 1971. The storefront was remodeled both before and after its occupancy. Additional References: City DB 3-447, 9-335, 18-158, 46-319, 82-148, WB 3-17.

LANDMARK



SURVEY

Bibb/Spring 1979

IDENTIFICATION

Street Address: 421 E. Main Street
Map and Parcel: 53-62
Census Track & Block: 1-118
Present Owner: Hunter Faulconer
Address: 318 Park Place
Present Use: Retail Store
Original Owner: Louis W. Bunch
Original Use: Saloon

BASE DATA

Historic Name: Bunch Building
Date/Period: 1874
Style: Vernacular
Height to Cornice:
Height in Stories: 2
Present Zoning: B-4
Land Area (sq.ft.): 25' x 82.57' (2063.25 sq.ft.)
Assessed Value (land + imp.):

ARCHITECTURAL DESCRIPTION

This is a simply detailed 2-story building, two bays wide, with a somewhat altered facade. Construction is of brick laid in 6-course American bond. The first level storefront has been remodeled several times. Its walls are now covered with imitation stone and board-&-batten siding. The recessed entry is to the left of center. Windows at the second level are arranged in segmental-arched pairs. The original sashes have been replaced with metal triple-sash, 4-over-4-over-4 light, with concrete sills and no surrounds. There is a wide inset panel in each bay above the second story level. A shed roof slopes to the rear behind a simple parapet with corbelled brackets and cornice stops. On the rear elevation, there are three 6-over-6 light windows with plain surrounds at the second level. There is a one-story rear wing built of brick laid in 6- to 9-course American bond.

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Additional Deed References: City DB 3-447, 9-335, 18-158, 46-319, 82-148, WB 3-17.

GRAPHICS

CONDITIONS

Good

SOURCES

City/County Records

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LANDMARK COMMISSION - DEPARTMENT OF COMMUNITY DEVELOPMENT, AUGUST, 1974

(250 #)

✓

ABE →
Jane Colby (419-421E)

109-389 Hunter Faulconer

"old"

concrete found, brick walls, built-up^{T&B} roof

0 basement

1975 Renovations

no bldg 1874 (Early Ch'v)

on 1896 Sanborn? ~~Early bldg 1874-1920~~ seems to be present bldg

1896 ~ 1920 ~ 1969

brick bldg there 1/1893 (deed)

Ⓢ

owners:	Bunch	1874-1893 = 19 yrs	} 22 yrs	} 36 yrs 1874-1910
	Moore	1907-1910 = 3 yrs		
		1893-1907 = 14 yrs		
	Bishop ²⁴ -Loston ³⁴	1913-1935 = 22 yrs		
	Faulconer	1942 - = 73 yrs		

occupants:

ABC → Jane Colby (419-421 E)

109-389 NB & Tr Co → Hunter Faulconer #19,000

1/26/1942 lot of bldg at 421 E Main, 25' x 82' to alley
same as 88-339

82-148, 1934, eastern party wall agreement &
lease to ABC Board expires 2/28/43

88-339
12/17/35
~~6/13/42~~

The National Corp, under 1928 deed of trust for Carlisle B &
John E Costan (61-268) → NB & Tr Co, at auction #15,000
421 E Main, 25' x 82'

same property:

1/2 int willed to Carlisle B. Costan by her former husband
Elmer B. Bishop (1921, WB 3-17)

1/2 int DB 46-320, 1924, Henry Rubin → Carlisle B. Costan

82-148
1934

Mrs Costan is extending her bldg to rear & building eastern
party wall.

46-³¹⁹~~320~~

Henry & Tallie K Rubin → Mrs Carlisle Bishop #13,000

2/28/24

1/2 int in 421 E Main, 25' x 82'

same lot & bldgs as 25-103

"Mrs L C Bishop shall not be disturbed in her occupancy of
the flat inured over the barber shop...."

25-103

H M Gleason (wid) → Elmer B. Bishop & Melvin R. Bishop #6600

6/11/13

421 E Main

same lot w/ bldgs as 21-427

8/21/10

A E Bunch & H D Bunch → Henry M. Gleason #4500

421 E Main, 25' x 82'

same as 18-158

deeds of trust 2/1907 (18-158), 5/1908 (19-255)

18-158 Lily B. Moore (wid) of NY → A E Bunch & H D Bunch \$67,000
1/30/1907 lot north side Main, 25' x 82', 421 E Main
same land as 3-447

"has for many years been rented & occupied by 'Bunches'"
"sd lot & house & impts thereon are referred to in decree...
9/20/1898 in Chancery cause of Lily B. Moore vs her ex-h
(City O B 9-335); decision; Mrs Moore sole owner of
house & lot

3-447 L W Bunch, ~~Trustee for~~ ^{trustee for} Foca Bunch → Lily B Moore,
1/12/1893 trustee for her ex-h \$3550
lot w/ brick bldg on north side Main
same as ACDB 69-332, 12/19/1894, Geo A. Sinclair → L W Bunch, Foca Bunch ^{trustee for}
"1894 deed: 'part of southern half of square...' bet
Henry Benson → L H Wingfield, ~~trustee~~

ACDB Geo A Sinclair → L W Bunch, trustee for Foca Bunch
69-332
12/19/1894 ^{mentions} "balance due for improvements on following land made by
Sinclair for Bunch & at his request"

419-21E

1888	1st Lewis W Bunch	L17 (Main)	+1600 = 2500
1891, 92	Wm Prochunter	"	+1500 = "
1894	Wm Lillie B. Moore	"	" " fr Lewis Bunch & wife
1896, 95, 97, 98, 99 1901, 05	"	"	1000 + 1500 = 2500
1906	"	#421	+2000 = 3000
1910	HJ & AE Bunch	#419-421	" " "
1913	Henry M. Cleason	"	2000 + " = 4000
1915, 14	"	"	" + 3000 = 5000 fr H M Cleason imp added
1917, 16, 20	Elmer & Melvin R. Bishop	"	" + 4000 = 6000
1888, 85, 2nd	LW Bunch, Jr	L18	+1600 = 2500
1881, 78	"	"	+1540 = 1800
1845	Geo A Sinclair	L17 & 18	" " —
1873, 74	"	" "	— = 260 fr Shackelford & Benson
1872	Benson & Shackelford	L17 & 18	+0 = 1000
1873	"	" "	" 940 off 160 → Sinclair
1925, 27	Elmer & Melvin Bishop	#421	2500 + 4000 = 6,500
1930	Carlisle Bishop	"	3500 + " = 7,500

421 (Colby)

2-storey, 2 bay

brick - 6-8 cm

new storefront: ^(single AB) ~~entire~~ board & batten, pumastone below
wind, recessed off-center ent
old cornice remains above

2nd level wind: reg. arched pairs of 4/4/4 metal sash,
concrete sills

recessed panel in each bay above windows

parapet w/ ^{shallow} corbelled brick brackets & cornice stops

main rear wall: 3 6/6 wind w/ plain surrounds at west
stretchers?? (blackened)

1-storey wing also old, 6/6 w/ arch, 6-8 cm