

Architectural And Historic Survey



Identification

STREET ADDRESS: 210-212 W. Main Street

MAP & PARCEL: 28-10

CENSUS TRACT AND BLOCK:

PRESENT ZONING: B-4

ORIGINAL OWNER: Emma C. Harlan

ORIGINAL USE: Department Store

PRESENT USE: Furniture Store

PRESENT OWNER: John F. Harlan, Jr., James C. Harlan,

ADDRESS: and Emma Harlan McMath
c/o Virginia National Bank
Charlottesville, Virginia

HISTORIC NAME: Harlan Building II

DATE / PERIOD: c. 1894 & 1937

STYLE:

HEIGHT (to cornice) OR STORIES: 2 storeys

DIMENSIONS AND LAND AREA: 49'5" x 221' (10,940 sq. ft.)

CONDITION: Good

SURVEYOR: Bibb

DATE OF SURVEY: Winter 1983

SOURCES: City Records John F. Harlan, Jr.
Pictorial History of Ch'ville and U. Va.
Sanborn Map Co. - 1891, 1896, 1929-57

ARCHITECTURAL DESCRIPTION

The facade of this 2-storey building and the adjacent one (200-202 W. Main) are now covered by a single metal false front consisting of panels of enameled metal, beige with a green border. The entrance in this building has been removed, and access is through the adjacent building. Its storefront, faced with greenish-gray stone around the display windows, extends across this building. There is a smaller version of that storefront on the Water Street elevation of this building, at second storey level. The building is constructed of brick laid in 6-course American bond. Parts of the side walls of the 1890's building remain near the front. That handsome building was 2½ storeys tall and 7 bays wide. The arcaded second level had round arches of moulded brick, while the attic half-storey above had short, square windows. The facade of the present building is undistinguished and the second level may be windowless. The plain parapet conceals a flat roof covered with tar and gravel.

HISTORICAL DESCRIPTION

James F. Harlan purchased this lot in 1894 (City DB 4-377) and replaced the small building on the site with a 2½ storey duplex store building. Harlan conducted a grocery business in the western store room until his death in 1917 and rented the eastern one to Robey and Co., the department store that occupied the adjacent building. In the 1930's the Leader Department Store occupied both store rooms in the Harlan Building. In 1937 Harlan's daughter Emma C. Harlan, who had inherited the property, replaced that building with a larger 2-storey building to rent to Sears Roebuck & Co. When Sears vacated the building in 1956, Leggett's Department Store expanded into it from the adjacent building and covered the facades of both buildings with a single false front. A storefront was built on the Water Street elevation at the same time. Leggett occupied the building until 1980.

Leaves

c. 1910-15?

1920's (Pict Hist p 118 & 119 (2 in))


2½ or 3-5, 7-bay (3-bay East side & 4-bay West side of duplex)
one shown West side painted, but may be inaccurate tinting of
postcard
storefronts -

p. 118 - E recessed entry, ^{new} W end, ~~table~~.  windows match Leggett's,
sm cornice

W - architrave frames large loggia?, entab of mod.

earlier?

p. 119 - E - ?

W - recessed cent ent,  windows over porch, sm cornice
cont w/ E, but white, store name on board above

2nd level windows 1/1 w/ half-round transoms, round arches
springing fr. hyphen; arcaded
3rd level windows sq. hinged sash
entab on parapet, prob. wooden, dentils?, cont around sides
(taller than adj bldgs)

1916 (Pict Hist p 102)

West section is white (this is untinted)

∴ p 119 is older, but shows cars - c. 1910-15?

c. 1934-35 (12/11/80 Progn)

The Leader in this bldg

2½ or 3-storey, all unpainted (or dark)

210-212 W. Main (Seaver -> Leggett)

WB 11-347-380

John F. Harlan, Jr;

James C. "

Emma " McMath

12/4/66

Emma C Harlan

Business

built 1935 remodeled

brick; built-up flat roof

bldg dimensions in file

basement

re-roofed 1964

question: was small ^{2 1/2 - 3} & tall 1890's bldg replaced
w/ large 2-3 in 1938?

cont. brickwork on side

Was facade demolished or just cut down

(see windows, ask Frances)

~~Sanborn~~

Sanborn

depth

ht in storeys

cornice ht

(Leggett side windows)

DB c 1938 for party wall agreements
recheck 93-26 & 94-64

1905 Prog. 214 W Main - JF Harlan - general mdre - orig across st.,
expanded

Mr Harlan 973-7059

when built - 1937 opened

2 1/2 - 35 Harlan store? gone -

or 25? Sears? -

picture - prob

what's left

3155-4120

Sears →

~~Sears~~ Leggett

210-212 W

~~200-204~~
(210-212 W)

94-64

~~12/20/37~~
12/20/37

Emma C. Harlan, S, → HW Walsh & Lytleton Waddell
deed of trust

a) tract of store at 212-214 W main

same as ~~4-377~~ 4-377 1894 John L Cochran → James F. Harlan

WB 3-66 1917 Harlan → 2 dau Emma & Mary (died)

see 13-62 1901 agreement of Alice B. Lewis re: western wall

9-379 1898 " " James E. Cleason re: eastern "

93-26 1937 Lease to Sears Roebuck & Co

93-26

Emma C. Harlan → Sears Roebuck & Co

7/9/1937

Lease 11/1/37 - 11/1/47

lot of brick store bldg at 212-214 W main

13-62

Alice B. Lewis erecting bldg & may use Harlan's western wall

10/3/1901

9-379

Cleason erecting bldg on SW corner Main & 5th 2nd & may use
eastern wall of Harlan bldg

1/9/1898

4-377

John L & Mary M Cochran → Jas. F. Harlan

\$3700

5/2/1894

part of Lot 41

same as 3-263, 7/14/1892, fr AD Payne, T Plarver, & FA Marine

" " 2-135, 11/18/1890 fr Wm D Wheeler

ACDB 63-111

fr J C Marquin

w/ bldgs

3-263

7/14/1892

house & lot

\$3500

1893	2 Lockman et al	"	"	"	"	"	"	"
1894	3rd James F. ^{James F.} Harlan - part 2 41 - 5 side Main					+ 1500 = 2000	for W.D. Harlan et al	
1895	"	"	"	"	900	+ " = 2400	for Lockman et al	
1896	"	"	"	"	2500	+ 4500 = 7000	"	

1891	Payne, Maggie & Parmer	"	"	+ 1500 = 2000 =
1890	W & W Hooker	"	"	+ 1000 = 1500

summary	1890	500 + 1000 =	1500
	1891-1894	" + 1500 =	2000
	1895	900 + " =	2400
	1896	2500 + 4500 =	7000

Seams

west elevation
6-c Am rear, ^{all but very front} ~~can't see front~~
poured cone found

~~rears~~

roof mat. & slope?
entab around corner?
are windows there?

stepped parapets on sides as if for gable-roofed house
on st, width prev. bldg, but may be L.B.

rear flat T & B

T & B roof, flat?

roof same ht Leggett's; parapet higher, same ht 13 or 14 in
rear facade matches front

Top of Bargain Center parapet was midway up 3rd storey
windows, & picture on p102 of Pink Hist shows ^{seam} parapet was
no higher than its roof. Did Leggett's remove that
attic half-storey to make both bldgs same height?
or 1938 remodeling? (1938 ^{Leggett's} picture seems to show parapet gone.)

dem. 1937

210-212 W. Main

Old Bldg

(originally)

~~This is a 2 1/2 story duplex store building.~~

The facade of this 2nd - storey, 7-bay store building
+ the adjacent one are ^{by a single} now covered with a metal false front consisting
of panels of enameled metal, beige with a green border.

The entrance ^{in this store building} has been removed & access is through
the adjacent building. ^{its storefront} ^{lined with greenish-grey stone} extends across this building.

This building was originally a duplex, the eastern section being three bays wide & the western section ^{four} bays.

Wall construction is of brick, laid in 6-course American bond on the ~~opposed~~ west wall which is still exposed.

Both originally had recessed entrances, ~~center~~ ~~center~~ the ~~western~~ multi-light display windows, & a small continuous storefront cornice. The western half of the building was painted white about 1915 & its storefront remodeled with an entablature with modillions & ~~an architrave~~ a large loggia framed by an architrave.

Behind the false front,

The second level is arcaded with ~~three~~ double-sash,
1-over-1 light windows with half-round transoms &
round arches ^{of moulded brick} springing from hyphens between the
windows.

The square, hinged-sash windows at the third level ^{and} ~~are square, hinged~~
~~sash~~.

The parapet entablature with dentil moulding
^{have all} ~~has~~ been removed; ~~Behind the parapet, a~~
~~a shed roof covered with~~

~~The building was extended to Water Street~~