



VIRGINIA HISTORIC LANDMARKS COMMISSION

File no. 104-72A
Negative no(s). 5 (5057)

SURVEY FORM

Historic name	Common name <i>BIBBS FISH MARKET</i>
County/Town/City <i>CHARLOTTESVILLE</i>	
Street address or route number <i>100 - 106 PRESTON AVE</i>	
USGS Quad <i>CHARLOTTESVILLE WEST EAST</i>	Date or period
Original owner	Architect/builder/craftsmen
Original use	
Present owner	Source of name
Present owner address	Source of date
	Stories
Present use	Foundation and wall const'n
Acreage	
	Roof type

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.)

*BRICK (RUNNING BOND). 2 STORY. LOW PITCHED ROOF. 5 BAY.
COMMERCIAL ITALIANATE. CA 1915. 1/1 SASH, DOUBLE HUNG, WITH SEMICIRCULAR HEADS. SEMICIRCULAR BRICK ARCHES. RECESSED BRICK PANELS ABOVE WINDOWS, BRICK CORBELING ABOVE PANELS, HOUND'S TOOTH BRICK BELOW BRACKETED METAL CORNICE.*

100 PRESTON ST. WOOD ENTRANCE WITH FIXED LIGHT ABOVE
102 PRESTON ST. METAL & GLASS STOREFRONT WITH RECESSED CENTRAL ENTRANCE
104 PRESTON ST. (BIBB'S FISH MARKET) CA. 1950 GLASS STOREFRONT WITH ENTRANCE TO THE EAST.
106 PRESTON ST. WOOD ENTRANCE WITH FIXED GLASS ABOVE.

Interior inspected?

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



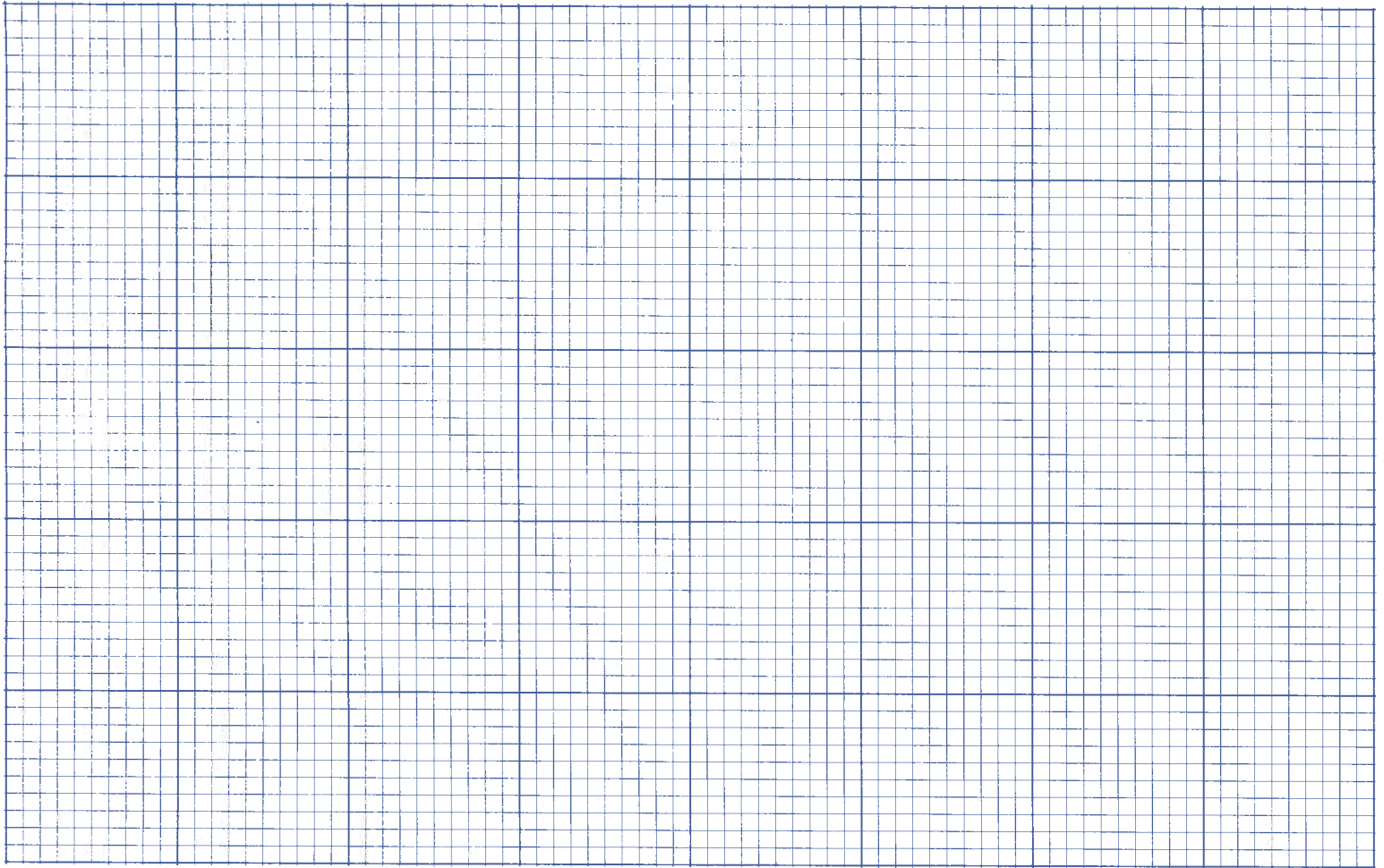
Sources and bibliography

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

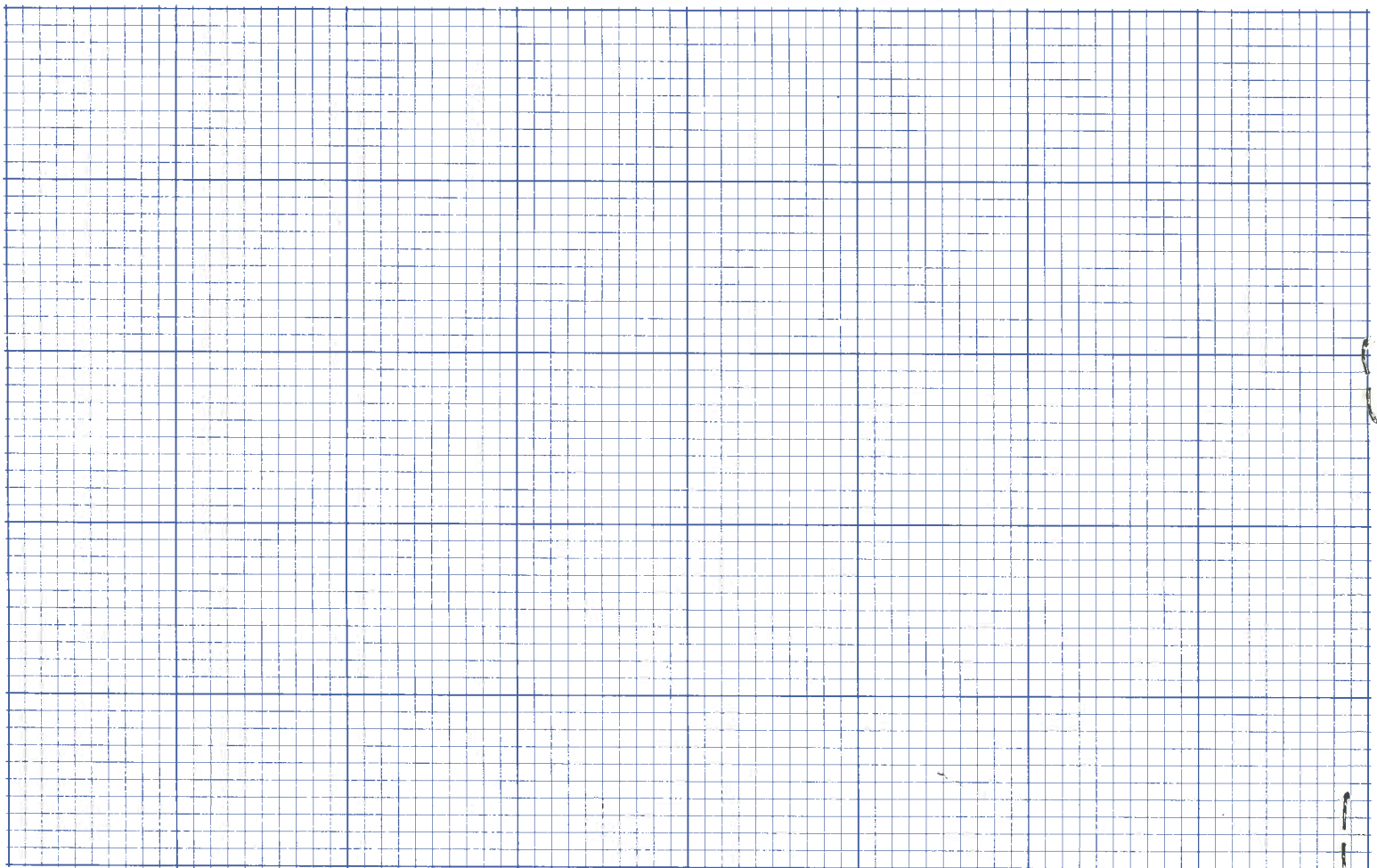
Primary sources (Manuscript documentary or graphic materials; give location.)

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

Richard Ryan

Date

MAR 1980

1895-96
14/1864

70-244
4/26/1876
Missjah Woods, common in Watson as Watson adm & others
→ Alfred Carpenter #920.26

real estate sold to John T Barksdale 1860 for \$3479
61-95 1/4/1864 Barksdale sold property to Alfred Carpenter
"lot w/ improvements on north side Main St. ... lately occupied
by Walter Berry, ..."
(deed to Carpenter, #920 - balance due on \$3479

20 min

Duplex: 2-bay Fibbs Fish Mkt

3-bay Wings in Things Rest

1st level - reg display windows, ^{recessed ent} stair door, tall transom

brick face, possibly orig facade

plain fringe, cornice, ^{steps} ~~small things~~

2nd level & above to parapet -

2nd story area each section below fringe recessed,

or strip up each side & bet sections raised in

pilaster effect, also band below fringe

recessed area reg brick, projecting area tan,

all stretcher bond

1/1 round-headed windows are round-arched ^(top)

rough stone sills, 0 surrounds

grouped ^{recessed} in 2 & 3 J at center of each section

recessed panel tan brick ^{band of egg & dent} above each window

recession corbeled out ^{at top} in tan brick w/ dentils ^{on each}
plain space 1 mouse tooth - pier or panel

pressed?
no

Architectural And Historic Survey



Identification

STREET ADDRESS: 100-106 Preston Avenue	HISTORIC NAME: Andrews-Bebas & Tripolas Building
MAP & PARCEL: 33-274	DATE / PERIOD: 1915
CENSUS TRACT AND BLOCK: 1-315	STYLE: Victorian
PRESENT ZONING: B-3	HEIGHT (to cornice) OR STORIES: 2 Storeys
ORIGINAL OWNER: J. B. Andrews	DIMENSIONS AND LAND AREA: 37.5' x 147.5' ave. (5531 sq. ft.)
ORIGINAL USE: Grocery and another store	CONDITION: Good
PRESENT USE: Fish Market (#106) & Restaurant (#100)	SURVEYOR: Bibb
PRESENT OWNER: Elaine Bertis, Trustee, & Nick Tripolas	DATE OF SURVEY: Spring 1979
ADDRESS: 316 Park Way Charlottesville, Virginia	SOURCES: City Records Mrs. Nick Tripolas Sanborn Map Co. - 1907, 1920 Charlottesville City Directories

ARCHITECTURAL DESCRIPTION

This two-storey duplex store building is unequally divided, the western section being two bays wide and the eastern section three bays. Construction is of brick laid in stretcher bond with accents of tan brick on the facade, and in 5- and 7-course American bond on the rear elevation. The storefronts are probably original. Both stores have recessed entrances, centered in the larger store, at the right in the smaller. At each end of the facade, a door with tall transom gives access to the apartment above. A simple cornice extends across the entire facade above the storefronts. The second-storey area of the facade is recessed between piers of tan brick at each end and between the two sections of the building. The tan brick continues across the parapet with dentiled corbeling at the tops of the recessions. Windows are circular-headed, double-sash, 1-over-1 light, grouped together at the center of each section, with individual rock-faced stone sills and corbeled round arches of tan brick. There is an inset panel of tan brick outlined with egg-&-dart moulding above each window. There is a row of mousetoothing on the parapet just below the projecting cornice with paneled frieze and cornice brackets. A shed roof covered with standing-seam metal continues over a two-storey back porch that extends the width of the building.

HISTORICAL DESCRIPTION

This block was marshy and remained undeveloped until the last half of the nineteenth century. There was one small building on this lot when J. B. Andrews purchased it and the adjacent one in 1901 from the heirs of Alfred Carpenter (City DB 11-294). He erected this building in 1915 and operated a grocery store there at one time. The Andrews family sold the building in 1946 to Nick Bebas and Nick Tripolas (DB 127-381). Bebas operated The New Grill in the larger section of the building for nearly 20 years. This building has housed a number of small businesses over the years. Additional References: City DB 64-290, 80-112; WB 9-288, 10-341

102 - Wings & T. Lunge
104 - Bibbe Fish Market

100 - 106 Preston Ave

WB 10-34 Elaine Bertha, Trustee*, 1/22/65
Nick. Triposlas

WB 9-288 Faye N. Bebas & Nick. Triposlas 9/28/62

127-381 Nick " & " " \$18,000

* Trustee for John N. Bebas & Paul N. Bebas, minor chn

2 stores & 2 apts
old

concrete found, brick walls, built-up flat roof
metal siding
0 basement

106 not on 1896 Sanborn ^{±100 diff.} 1920 = 1969 Sanborn
~~1927~~ 1907 Sanborn ~~±100~~ 1896
∴ built > 1907

owners: Andrews 1915 - ~~1946~~ ¹⁹⁴⁶ = ~~31~~ 31 yrs
Triposlas 1946 - present = 33 yrs

occupants: miss

The New Brill (Nick & Faye Bebas)

~~200~~ A B Costan (going away for summer Tue am 6/5/79

belonged to man in Calif

~~was~~ older than 111-121 W

~~12120-12,500~~
~~1,500-2,100~~

~~5 mins~~
~~10~~

Bill's Fish Market (100-106 Preston)

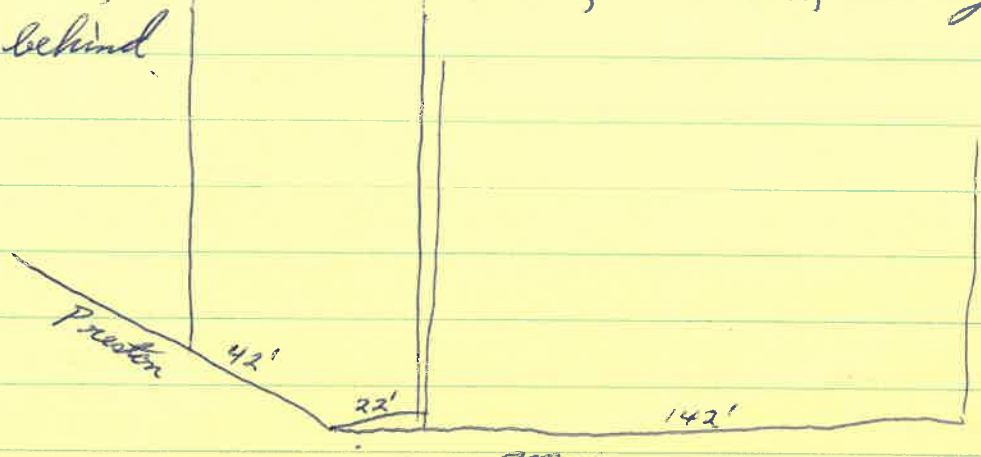
127-381 Grace A & J B Andrews Jr → Nick J Bebas & Nick Triyolas #14,500
8/2/1946 lot w/ imp'te, 100 & 102 Preston Ave, ~~46-236~~
see 46-236 1924 wall agreement
83-292 1934 right of way
same as 80-112, ~~85-59~~

~~80-112~~
~~85-59~~ HW Walsh & Lyttleton Waddell, under 1929 deed of trust (64-290)
10/2/1933 for J B Andrews → Grace A Andrews #6,808.67
lot w/ 2 brick store rooms
same as 64-290

64-290 deed of trust
3/6/29 same as 11-294, except 46-236 to Michtom

46-236 J B & Edmonia O Andrews → AR Michtom #22,500
2/9/1924 223 West Main
part of 11-294
party wall between 2 existing bldg

11-294 J A Carpenter, W L ^{spoke} Carpenter, SA ^{MA} Carpenter (F A Carpenter), heirs of Alfred
2/1/1901 Carpenter → J B Andrews #1800
Main St & Preston's Ave
same as ACDB 61-95496
incl "B" on plat, because adjacent landowner says it does,
the survey doesn't look like it; 30' odd up
A - begin at brick wall 142' west of 2nd St, 135'6" back along wall,
60' west, 20' south to Preston's Ave, 42' to main, 22' along Main
B - behind



Preston needs \$ 70-244
 223 " " " " " " " "
 219-21 " " " " " " " "
 217 " " " " " " " "
 211 " " " " " " " "

11-294 - "
 61-95 - 61-94 } share/copy
 2 copies

ARDB
 61-95

John T Barbodale -> Alfred Carpenter \$10000
 1/4/1864 "all of one third of a certain unimproved lot on north side of Main St" extending back whole depth of lot (must mean orig Lot of town); adjoining on west the "Perry property" & on east the remaining 2/3 of lot,

61-96
 1/4/1864

John T Barbodale -> Alfred Carpenter \$8000
 lot of improvements on north side of Main St, "the same lot lately occupied by Walter D Perry", 97' on Main, 135' 6" back on east & 120' on west (which adjoin Wm Cox); adjoins James Hodges on east & Ed Barbodale on north

61-94
 12/30/1863

James M & Susan F Hodges -> John T Barbodale \$800
 'all of one third of certain unimproved lot ...'
 Hodges owns other 2/3 lot

70-244
 4/26/1876

(see 219-221 W. Main)

1913-15
 1916, 17, 18
 1920
 1922

Tax

JB Andrews	223, 225, 102 W Main	2000 + 2000 = 4000	
"	" " "	(3 store rooms) 3000 + 5000 = 8000	2 store rooms added
"	" " "	" + 6000 = 9000	impts added
"	" " "	" + 7000 = 10000	