

Property Information

Property Names

Name Explanation	Name
Current Name	10th St. Warehouses
Function/Location	Coca-Cola Bottling Works, 134 10th Street NW

Property Evaluation Status

Property Addresses

Current - 134 10th Street NW

County/Independent City(s):	Charlottesville (Ind. City)
Incorporated Town(s):	No Data
Zip Code(s):	22903
Magisterial District(s):	No Data
Tax Parcel(s):	No Data
USGS Quad(s):	CHARLOTTESVILLE EAST

Additional Property Information

Architecture Setting: Urban

Acreage: No Data

Site Description:

January 2020: This commercial and residential building is located on the east side of 10th Street NW at the intersection with Wertland Street. The building is bordered by an asphalt parking lot to the southwest, Holly Drive to the southeast, and an asphalt alley to the northeast. The site slopes slightly downhill to the southeast. This property consists of one building.

Surveyor Assessment:

January 2020: According to the Charlottesville City Property Records, this building was constructed in 1920 (City of Charlottesville GIS Viewer 2020). However, it was actually built in 1926. It was originally built as the Coca-Cola Bottling Works. Coca-Cola operated from this building until it opened a larger warehouse at 722 Preston Avenue in 1939. This building is depicted on the 1929 Sanborn Maps and noted to have a concrete floor, steel truss roof, and pilasters. In 1940, this building was used by the Monticello Shirt Co. Inc. As of 1950, it was still a shirt factory, but run by Knothe Bros. Co. Inc. In 1996, architect Neal Deputy adapted the building into four residential apartments. As of 2019, at least one unit was used as a large office/retail space (Sanborn Map Company 1929; Sanborn Map Company 1950; Ludwig 2009; Tenth Street Warehouses 2020; Hill Directory Co. 1940).

This building was the second Coca-Cola bottling plant in Charlottesville. James E. Crass and his son-in-law Walter L. Sams established the first plant in 1920 at the northwest corner of East Water Street and South Second Street. This plant was operated as a branch plant of Crass and Sams' Staunton operation. They opened the 10th Street NW location due to expansion of their business. The new building measured 60 feet by 100 feet. Following industry trends, sanitation was emphasized in the interior design and the second-floor syrup room had white tile walls, a tile floor, and a white painted ceiling. Although the exterior did not have much detailing, the wide window openings were considered distinctive. This second plant's daily bottling capacity was 1,200 cases per day and its design influenced the later design of the Preston Avenue location (Chapman and Watkins 2011).

This property retains good integrity of location and setting, although Cox's Row to the east was replaced by the Westhaven public housing project in 1963. The property retains good integrity of design, materials, and workmanship, as there have been minor exterior updates such as some infill on the façade and replacement windows on the secondary elevations. It also retains good integrity of feeling and association. Overall, this property retains good integrity.

This property is an Individually Protected Property in Charlottesville. Therefore, it is also recommended as potentially individually eligible for listing in the NRHP under Criterion A in the areas of Commerce and Industry for its role in local industry in the 1920s and 1930s. Additionally, it is located in the potential 10th & Page Historic District, which is recommended as potentially eligible for listing in the NRHP. Further study is recommended to determine if the 10th & Page Historic District is eligible for listing in the NRHP under Criterion A in the areas of Ethnic Heritage, Community Planning and Development, and Social History, and under Criterion C in the area of Architecture. This property includes one contributing primary resource

Surveyor Recommendation: Recommended Potentially Eligible

Ownership

Ownership Category	Ownership Entity
Private	No Data

Primary Resource Information

Resource Category:	Industry/Processing/Extraction
Resource Type:	Factory

NR Resource Type: Building
Date of Construction: 1926
Date Source: Local Records
Historic Time Period: World War I to World War II (1917 - 1945)
Historic Context(s): Industry/Processing/Extraction
Other ID Number: *No Data*
Architectural Style: No discernible style
Form: Rectangular
Number of Stories: 2.0
Condition: Good
Threats to Resource: None Known

Architectural Description:

January 2020: This building rests on a concrete foundation, has stretcher bond brick walls, and has a flat roof and a parapet wall with metal caps. This building includes a two-story section that faces 10th Street NW with a one-story wing on the southeast elevation and an L-shaped, one-story addition that extends along the northeast and southeast elevations and was built by 1950 (Sanborn Map Company 1950). There is an interior stretcher bond brick chimney in the south corner of the one-story wing. On the northwest-facing façade, there is an entrance in the center of the first story that is surmounted by a mansard roof awning. Between the two stories, there is a stone plaque that reads "Coca-Cola Bottling Works." All of the windows on the two-story portion of the façade feature stone sills and stone lintels with keystones. Above the second-story windows, there are stuccoed panels surrounded by header bricks and an oval medallion in the center. On the northeast elevation, one large window bay has been infilled with concrete block and two secondary entranceways. On the southwest elevation, there is a concrete platform along the one-story wing and addition that is lined with metal railings and accessed by metal steps and a concrete ramp. Visible fenestration consists of multi-light metal windows that feature awning windows in the middle and fixed panes above and below; single- and double-leaf metal and glass doors; and single- and double-leaf steel doors.

Exterior Components

Component	Component Type	Material	Material Treatment
Chimneys	Interior End	Brick	Stretcher Bond
Structural System and Exterior Treatment	Masonry	Brick	Stretcher Bond
Windows	Industrial	Metal	<i>No Data</i>
Roof	Flat	Metal	<i>No Data</i>
Porch	Overhang/Awning	Metal	Not Visible

Secondary Resource Information

Historic District Information

Historic District Name: *No Data*
Local Historic District Name: *No Data*
Historic District Significance: *No Data*

CRM Events

Event Type: Survey:Phase I/Reconnaissance

Project Review File Number: *No Data*
Investigator: Erin Que
Organization/Company: The 106 Group Ltd.
Photographic Media: Digital
Survey Date: 2/5/2020
Dhr Library Report Number: *No Data*

Project Staff/Notes:

Erin Que, Principal Investigator and Sr. Architectural Historian
 Holly Good, Architectural Historian
 Saleh Miller, Sr. Architectural Historian

Project Bibliographic Information:

City of Charlottesville GIS Viewer
2020 Property Record. Electronic document, <http://gisweb.charlottesville.org/GisViewer/>, accessed January 27, 2020.

Hill Directory Co.
1931, 1940, 1950, 1959 Hill's Charlottesville City Directory. Hill Directory Co., Inc., Publishers, Richmond, Virginia.

National Environmental Title Research, LLC [NETR]
1963-2016 Historical Aerial Photograph, Charlottesville Independent City, Virginia. Electronic document, <http://historicaerials.com/>, accessed March 19, 2020.

Neighborhood Development Services
2012-2016 The 10th and Page Historic Survey. On file at the City of Charlottesville Neighborhood Development Services, Charlottesville, Virginia.

Sanborn Map Company
1907, 1913, 1920, 1929, 1950 Fire Insurance Map of Charlottesville, Virginia. Sanborn Map Company, New York, New York.

United States Geological Survey [USGS]
1994-2019 Historical Aerial Photograph, Charlottesville Independent City, Virginia. Electronic document, accessed on Google Earth, February 20, 2020.

Surveyor's NR Criteria Recommendations:

A - Associated with Broad Patterns of History

Bibliographic Information

Bibliography:

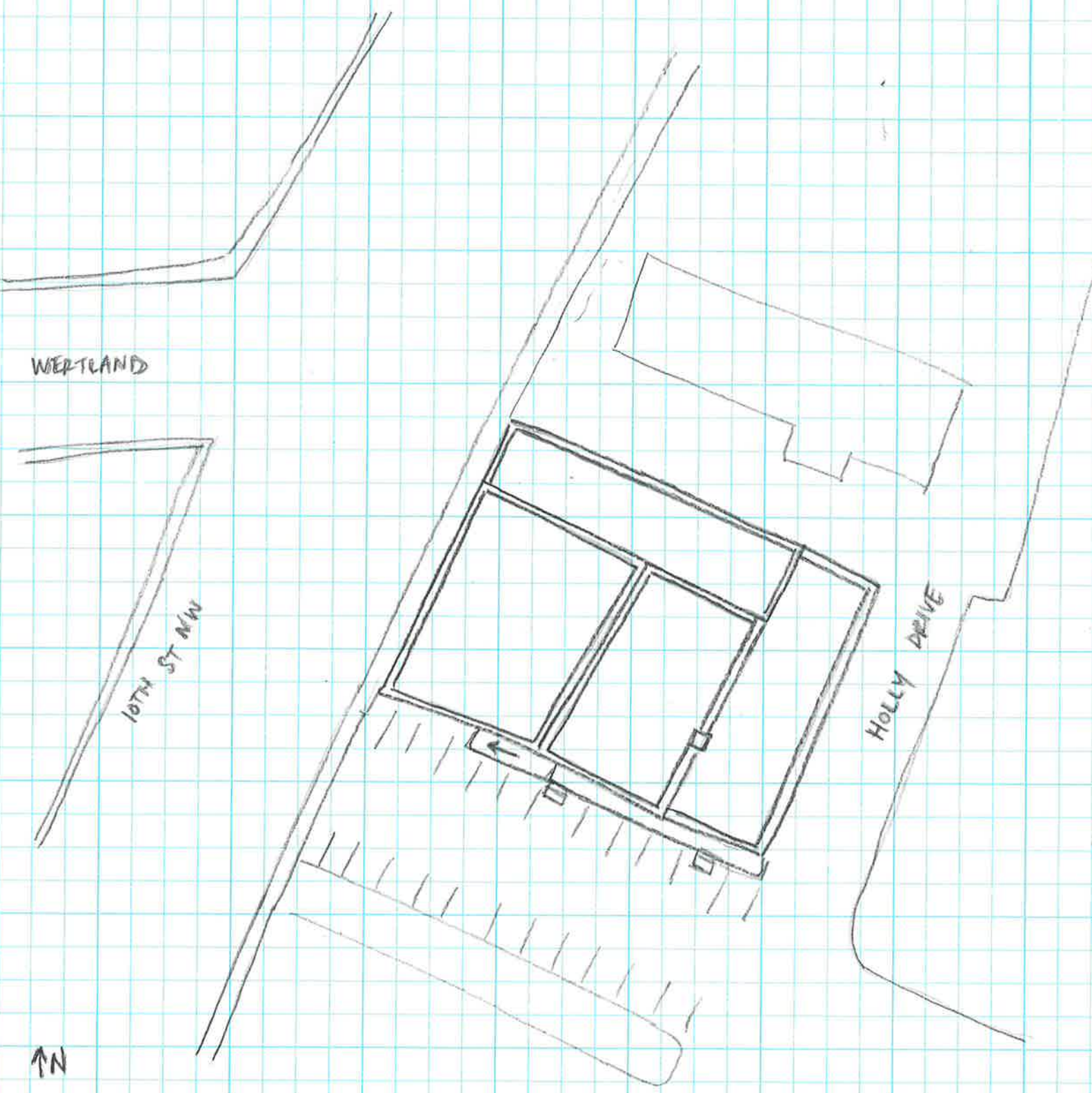
Chapman, Martin, and Madeleine Watkins
2011 Preliminary Information Form: 722 Preston Avenue. Prepared by CityCampus, LLC. Prepared for the City of Charlottesville. On file at the City of Charlottesville, Charlottesville, Virginia.

Ludwig, Katherine
2009 December 2009: Feeling at home in Neal Deputy's adaptive apartments. Electronic document, https://www.c-ville.com/December_2009_Feeling_at_home_in_Neal_Deputys_adaptive_apartments/, accessed April 12, 2020.

Tenth Street Warehouses
2020 Home Page. Electronic Document, <https://www.tenthstreetwarehouses.com/coca-cola-bottling-works>, accessed April 12, 2020.

Property Notes:

No Data



WETLAND

10TH ST NW

HOLLY DRIVE

↑N

CHARLOTTESVILLE COCA COLA BOTTLING WORKS

104-5621

134 10th ST NW

SURVEY DATE 1/30/2020

NOT TO SCALE