LANDMARK SURVEY

IDENTIFICATION

Street Address:	617-619 ~~617~~ W. Main Street ~~619 W. Main Street~~
Map and Parcel:	32-167
Census Track & Block:	1-325
Present Owner:	Charles W. Hurt
Address:	1290 Seminole Trail, City
Present Use:	Shops and Apartments
Original Owner:	Michael S. Gleason
Original Use:	Hotel

BASE DATA

Historic Name:	Hotel Gleason/Albemarle Hotel, Imperial Cafe (CMRF)
Date/Period:	1896, 1911-13
Style:	Victorian
Height to Cornice:	
Height in Stories:	4
Present Zoning:	M-1
Land Area (sq.ft.):	31,017
Assessed Value (land + imp.):	137,500

ARCHITECTURAL DESCRIPTION

The "new" Hotel Gleason at 617 W. Main Street is Victorian Edwardian as was its predecessor at 611 W. Main Street. The building presents a three-bay, three storey pressed-brick facade raised above the ground-floor, recessed loggia. The loggia is supported on four Corinthian columns and covers a recessed display-window front (much altered). The loggia is covered with a pressed-tin, coved ceiling. The columns of the loggia support a simple cornice from which rise the three floors above. The two flanking bays are inset one-brick's depth from the plane of the central bay and the corners; and these recesses are lined with rounded brick on the sides and molded egg-and-dart bricks above the fourth floor. The central bay at second floor level consists of a portico-in-antis, with two square columns with inset panels standing on pedestals supporting an elaborately beswagged entablature of pressed tin. A smaller pressed-tin panel rests on this entablature just below the third floor windows. A wide, palladian window is located within the recess of the portico. Flanking windows on the second floor are one-over-one-light, double-hung sash with wide molded brick surrounds. Fourth floor windows match those of the second, with the central bay's being paired and slightly narrower. Third floor fenestration follows fourth, but window heads are semi-circular rather than square. A simple boxy, overhanging cornice crowns the facade. When the Imperial Cafe was purchased in 1911 to become part of the Hotel Gleason, the original building was either extensively remodeled or completely rebuilt so that its facade conformed -- although with lateral compression because of a narrower lot -- to the hotel facade.

HISTORICAL DESCRIPTION

In April 1896, Michael S. Gleason bought the lot immediately adjacent to his Hotel Gleason on the west from the executors of Caroline M. Hase (City DB 7-252). Gleason immediately sold the western 28 feet (frontage) of the lot to Henrietta H. Hase (DB7-117); and a June 1896 agreement with Hase (DB 7-253) to share the party wall indicates his new building under construction. 1897 tax records show new buildings on both lots: Gleason's "new" Hotel Gleason ($12,000) and Hase's Imperial Cafe ($3,000) - the latter described in a later reference (DB 10-350) as a new three-storey, pressed-brick-front store building. The years 1910 and 1911 saw the consolidation by J.L. Veal and George D. Smith of the Hotel Gleason (DB22-74) and the Imperial Cafe (DB22-207) into an expanded "New Hotel Gleason" (DB24-209). Improvements included on the Tax records of 1912 and 1914 note the extensive renovation of the Imperial Cafe (619 W. Main) to conform to the Hotel Gleason (617) facade and probably expansion of both buildings. In 1933 the Hotel Gleason, Inc. was sold for indebtedness (DB80-399), and in October 1934 ownership passed to the Albemarle Hotel Corp. (DB83-366). 611 West Main Street, a wing of the Hotel, was demolished in 1980.

SIGNIFICANCE

The hotel is an impressive example of the Victorian Edwardian style. It is the last survivor of a half dozen hotels and inns that once stood along West Main Street near Union Station.

CONDITIONS

Poor

UTM: 17/720370/4212050

SOURCES

City Records

ATIONAL REGISTER OF HISTORIC PLACES EVALUATION / RETURN SHEET

nited States Department of the Interior
ational Park Service

Hotel Gleason/Albemarle Hotel, Imperial Cafe
(Charlottesville MRA)
VIRGINIA

Substantive Review

Working No. 9/7/82 2435
Fed. Reg. Date:
Date Due: 10/7/82 - 10/22/82
Action: ___ ACCEPT
✓ RETURN 10/21/82
___ REJECT
Federal Agency:

___ resubmission
___ nomination by person or local government
___ owner objection
___ appeal

Substantive Review: ___ sample ___ request ___ appeal ✓ NR decision

Reviewer's comments: Building appears to have been gutted recently. Architectural character and its significance is unclear. Define style. Identify sign features.

Recom./Criteria Return
Reviewer L McClelland
Discipline A. Hist
Date 10/20/82
___ see continuation sheet

Nomination returned for: ___ technical corrections cited below
X substantive reasons discussed below

1. Name

2. Location

3. Classification

Category Ownership Status Present Use
Public Acquisition Accessible

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

has this property been determined eligible? ___ yes ___ no

7. Description

Condition
___ excellent ___ deteriorated
___ good ___ ruins
___ fair ___ unexposed

Check one
___ unaltered
___ altered

Check one
___ original site
___ moved date ___

Describe the present and original (if known) physical appearance

___ summary paragraph
___ completeness
___ clarity
___ alterations/integrity
___ dates
___ boundary selection

8. Significance

Period | Areas of Significance—Check and justify below

Specific dates | Builder/Architect

Statement of Significance (in one paragraph)

- X summary paragraph
- X completeness
- X clarity
- X applicable criteria
- X justification of areas checked
- X relating significance to the resource
- X context
- X relationship of integrity to significance
- ___ justification of exception
- ___ other

Please expand the statement of significance for this hotel's historic role and architectural style. What makes it a good local example of early 20th century hotel architecture? What is "Victorian Edwardian" style and what are its distinctive features? How did the role of this hotel compare to that of its contemporaries? Explain importance of this hotel and others along West Main St. in Charlottesville's history. Please discuss recent changes, gutting, and overall integrity.

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property ___

Quadrangle name ___

UMT References

Verbal boundary description and justification

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

___ national ___ state ___ local

State Historic Preservation Officer signature

title date

13. Other

- ___ Maps
- ___ Photographs
- ___ Other

Questions concerning this nomination may be directed to L McClellard

Signed Linda McClellard Date 10/20/80 Phone: 202 272-350

Comments for any item may be continued on an attached sheet

Architectural And Historic Survey

Identification

STREET ADDRESS: 617-619 West Main Street
MAP & PARCEL: 32-167
CENSUS TRACT AND BLOCK: 1-316
PRESENT ZONING: B-3
ORIGINAL OWNER: Michael S. Gleason
ORIGINAL USE: Hotel
PRESENT USE: Shops and Offices
PRESENT OWNER: Charles W. Hurt
ADDRESS: 1650 State Farm Blvd.
Charlottesville, VA 22901

HISTORIC NAME: Hotel Gleason/Albemarle Hotel/Imperial Cafe
DATE / PERIOD: 1896, 1911-13, 1981
STYLE: Victorian
HEIGHT (to cornice) OR STORIES: 4
DIMENSIONS AND LAND AREA:
CONDITION: Rehabilitation in 1981
SURVEYOR: Thompson/Bibb
DATE OF SURVEY: 1977/1983
SOURCES: City Records
City Directories

ARCHITECTURAL DESCRIPTION

The Hotel Gleason/Albemarle Hotel building presents a three-bay, three story pressed-brick facade raised above the ground-floor, recessed loggia. The loggia is supported on four Corinthian columns and covers a recessed display-window front (much altered). The loggia is covered with a pressed-tin, coved ceiling. The columns of the loggia support a simple cornice from which rise the three floors above. The two flanking bays are inset one-brick's depth from the plane of the central bay and the corners; and these recesses arelined with rounded brick on the sides and molded egg-and-dart bricks above the fourth floor. The central bay at second floor level consists of a portico-in-antis, with two square columns with inset panels standing on pedestals supporting an alaborately beswagged entablature of pressed tin. A smaller pressed-tin panel rests on this entablature just below the third floor window. A wide, palladian window is located within the recess of the portico. Flanking windows on the second floor are one-over-one light, double-hung sash with wide molded brick surrounds. Fourth floor windows match those of the second, with the central bay's being paired and slightly narrower. Third floor fenestration follows fourth, but window heads are semi-circular rather than square. A simple boxy, overhanging cornice crowns the facade. When the Imperial Cafe was purchased in 1911 to become part of the Hotel Gleason, the original building was either extensively remodeled or completely rebuilt so that its facade conformed -- although with lateral compression because of a narrower lot -- to the hotel facade.

HISTORICAL DESCRIPTION

In April 1896, Michael S. Gleason bought the lot immediately adjacent to his store and saloon at 611 West Main Street from the executors of Caroline M. Hase (City DB 7-252). Gleason immediately sold the western 28 feet (frontage of the lot to Henrietta H. Hase (DB 7-117); and a June 1896 agreement with Hase (DB 7-253) to share the party wall indicates his new building under construction. 1897 tax records show new buildings on both lots: Gleason's Hotel Gleason ($12,000) and Hase's Imperial Cafe ($3,000) - the latter described in a later reference (DB 10-350) as a new three-storey, pressed-brick front store building. The years 1910 and 1911 saw the consolidation by J. L. Veal and George D. Smith of the Hotel Gleason (DB 22-74) and the Imperial Care (DB 22-207) into an expanded "New Hotel Gleason" (DB 24-209). Improvements included on the Tax records of 1912 and 1914 note the extensive renovation of the Imperial Cafe (619 W. Main) to conform to the Hotel Gleason (617) facade and probably expansion of both buildings. In 1933 the Hotel Gleason, Inc. was sold for indebtedness (DB 80-399), and in October 1934 ownership passed to the Albemarle Hotel Corp. (DB 83-366). By the time the present owner purchased the property in 1970, the Albemarle Hotel had deteriorated and was being used as a hotel for transients. In August, 1976 the City condemned the building and the Hotel closed. While stores occupied the lower floor for the next year or so, the building was mostly vacant between 1977 and 1981, when the building was extensively rehabilitated as part of the City's Starr Hill Community Development Block Grant neighborhood revitalization program.

SIGNIFICANCE

Following the route of the old Three-Notched Road, West Main Street has been a major thoroughfare since Colonial days, as well as being the link between Charlottesville and University of Virginia since the early 19th century. The coming of the railroads made it the transportation hub of this part of Virginia when, in 1885, the C & O Railroad, Charlottesville and Rapidan Railroad and Virginia Midland Railway built Union Station in the 700 and 800 blocks of West Main St. at the intersection of their lines. The Hotel Gleason opened ten years later, the first large, modern hotel in the City. It proved to be one of the most successful, operating for three-quarters of a century and sustaining its popularity after the automobile had replaced the railroad as the principal means of travel and all the other West Main Street hotels had closed. Although replaced as the City's "best" hotel in 1926 by the Monticello Hotel on Court Square, it maintained its high standards and kept its #2 position until the 1950's, when motels began to draw increasingly on its clientele. It continued operation, mainly as a residential hotel, until the late 1970's.

UTM: 17/720370/4212050

4-83

NPS Form 10-900-a
(3-82)

OMB No. 1024-0018
Exp. 10-31-84

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

For NPS use only
received
date entered

Continuation sheet | Item number | Page 8 of 9

Multiple Resource Area
Thematic Group

Name Charlottesville Multiple Resource Area
State Virginia

Nomination/Type of Review			Date/Signature
71. Enderly Servants' Quarters	Substantive Review	Keeper	Ret
		Attest	
Resub Ret. 72. C & A Ry Co.-Va. Public Service Co.	Substantive Review	Keeper	reject Dubie 1/10/84
		Attest	
Resub R 73. Sparks-Garrett House	Substantive Review	Keeper	Ret CD Ret 1-10
		Attest	
74. Pitts-Inge	Substantive Review	Keeper	Linda McClelland 10-21-82
		Attest	
75. Wheeler House	Substantive Review	Keeper	Ret
		Attest	
76. Wheeler-Dyer House	Substantive Review	Keeper	Ret
		Attest	
77. Paxton Place	Substantive Review	Keeper	Linda McClelland 10-21-82
		Attest	
78. Hotel Gleason/Albemarle Hotel, Imperial Cafe	Substantive Review for	Keeper	accept Patrick Andrus 8/10/83
		Attest	
Resub R 79. Holsinger-Thomas Building	Substantive Review	Keeper	Ret CD Ret 1-10 CD
		Attest	
80. Delevan Baptist Church	Substantive Review	Keeper	Linda McClelland 10-21-82
		Attest	

WASO Form - 177
("R" June 1984)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Substantive Review

Hotel Gleason/Albemarle Hotel, Imperial Cafe
(Charlottesville MRA)
Charlottesville (Independent City)
VIRGINIA

Working No. 9.7. 82-2435
Fed. Reg. Date: 2-7-84
Date Due: 8/13/83
Action: ✓ ACCEPT 8/10/83
___ RETURN
___ REJECT
Federal Agency:

☒ resubmission
☐ nomination by person or local government
☐ owner objection
☐ appeal

Substantive Review: ☐ sample ☐ request ☐ appeal ☒ NR decision

Reviewer's comments:

additional info. provided adequately details integrity of building, and clears up confusion over claim that a "wing" was demolished. additional info. on survey sheet and main cover form (item #8, p. 11) provided on resubmission shows that the hotel is architecturally & historically significant within the context of the MRA.

Recom./Criteria Accept A & C
Reviewer Patrick Andrus
Discipline Historian
Date 8/10/83
___ see continuation sheet

Nomination returned for: ___ technical corrections cited below
___ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? ☐ yes ☐ no

7. Description

Condition		Check one	Check one
☐ excellent	☐ deteriorated	☐ unaltered	☐ original site
☐ good	☐ ruins	☐ altered	☐ moved date ___
☐ fair	☐ unexposed		

Describe the present and original (if known) physical appearance

☐ summary paragraph
☐ completeness
☐ clarity
☐ alterations/integrity
☐ dates
☐ boundary selection

8. Significance

Period Areas of Significance—Check and justify below

Specific dates Builder/Architect

Statement of Significance *(in one paragraph)*

- ☐ summary paragraph
- ☐ completeness
- ☐ clarity
- ☐ applicable criteria
- ☐ justification of areas checked
- ☐ relating significance to the resource
- ☐ context
- ☐ relationship of integrity to significance
- ☐ justification of exception
- ☐ other

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

UTM References

Verbal boundary description and justification

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

____ national ____ state ____ local

State Historic Preservation Officer signature

title date

13. Other

- ☐ Maps
- ☐ Photographs
- ☐ Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: _____

Comments for any item may be continued on an attached sheet

Architectural And Historic Survey

Graphics

HISTORIC LANDMARKS COMMISSION - DEPARTMENT OF COMMUNITY DEVELOPMENT