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# Architectural and Visual Characterization Of the James at River Bend Project Area

**Dutton + Associates, LLC**

# Agenda

- Review of Project Scope
- Project Location
- Previously Recorded Historic Properties
- Historical/Architectural Development of the Project Area
- Viewshed Analysis

# Project Scope

## Purpose

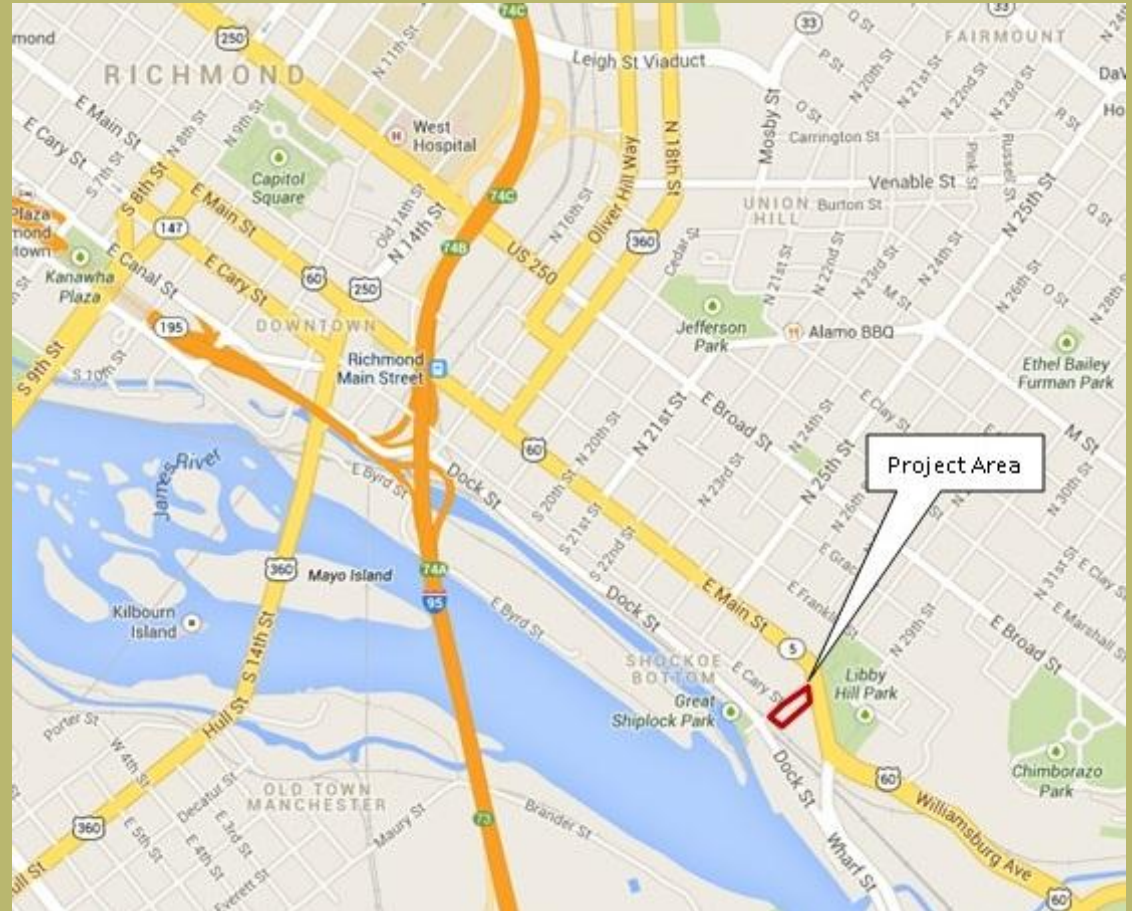
- Planning Level Study
- Identify Architectural Character and Developmental Precedent in the Project Area
- Assess and Characterize the Viewshed from Libby Hill Park (Past and Present)

## Methods

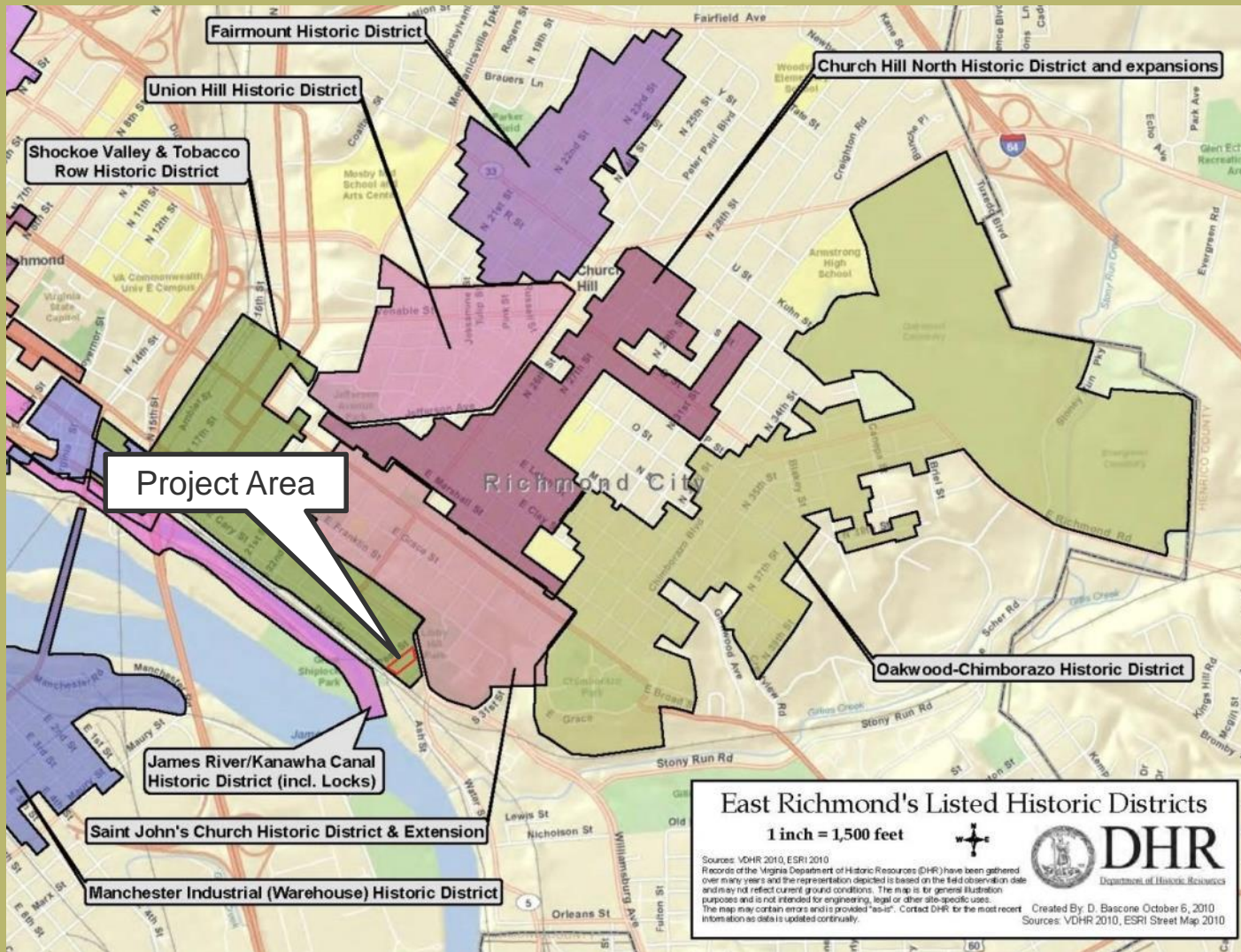
- Site Visit
- Literature Review of Existing Historical Data
- Archival Research

# Project Location

- Shockoe Bottom
- East side of Pear Street between East Main Street and Cary Street



# Previously Recorded Historic Resources



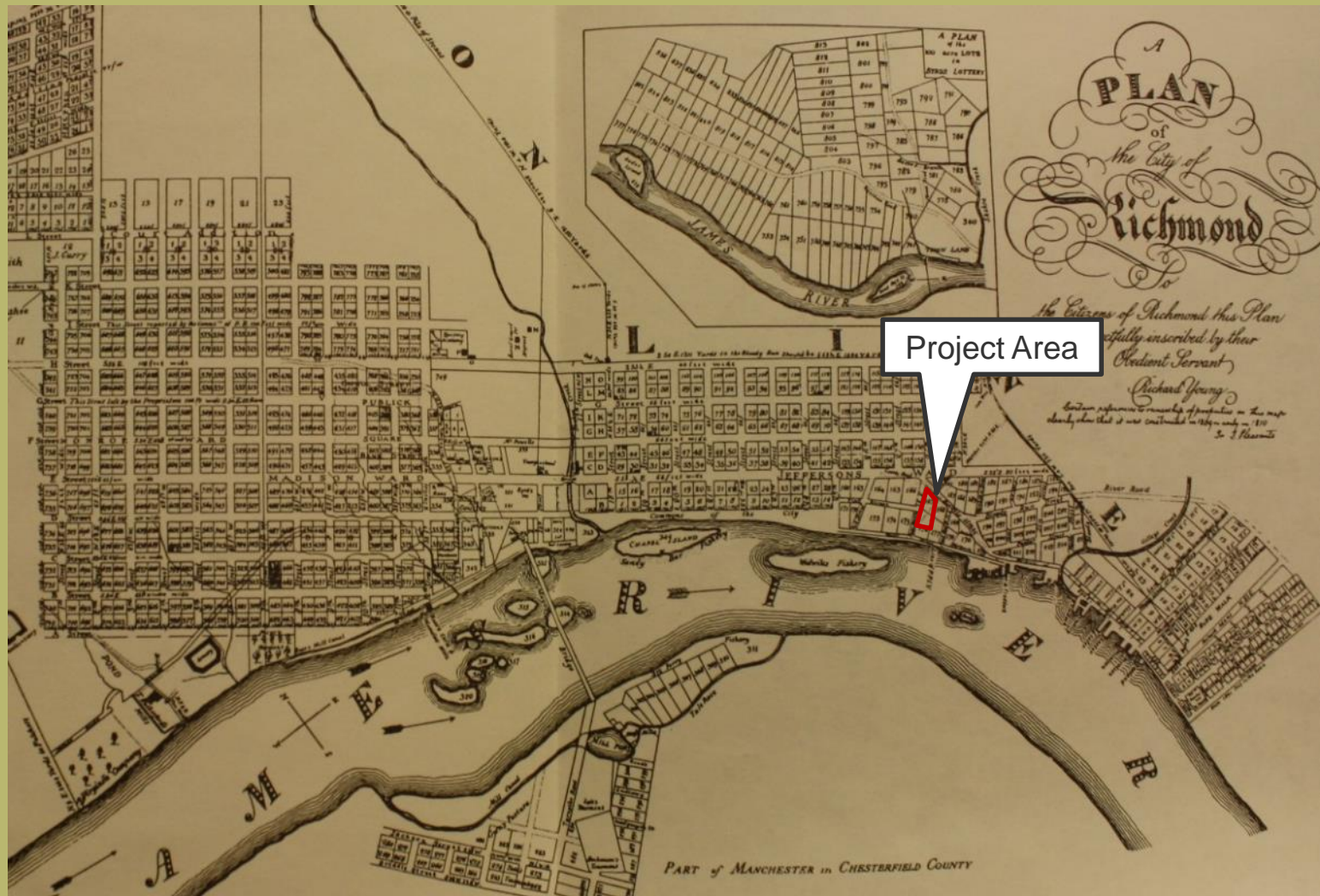
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# Developmental History

# Eighteenth Century

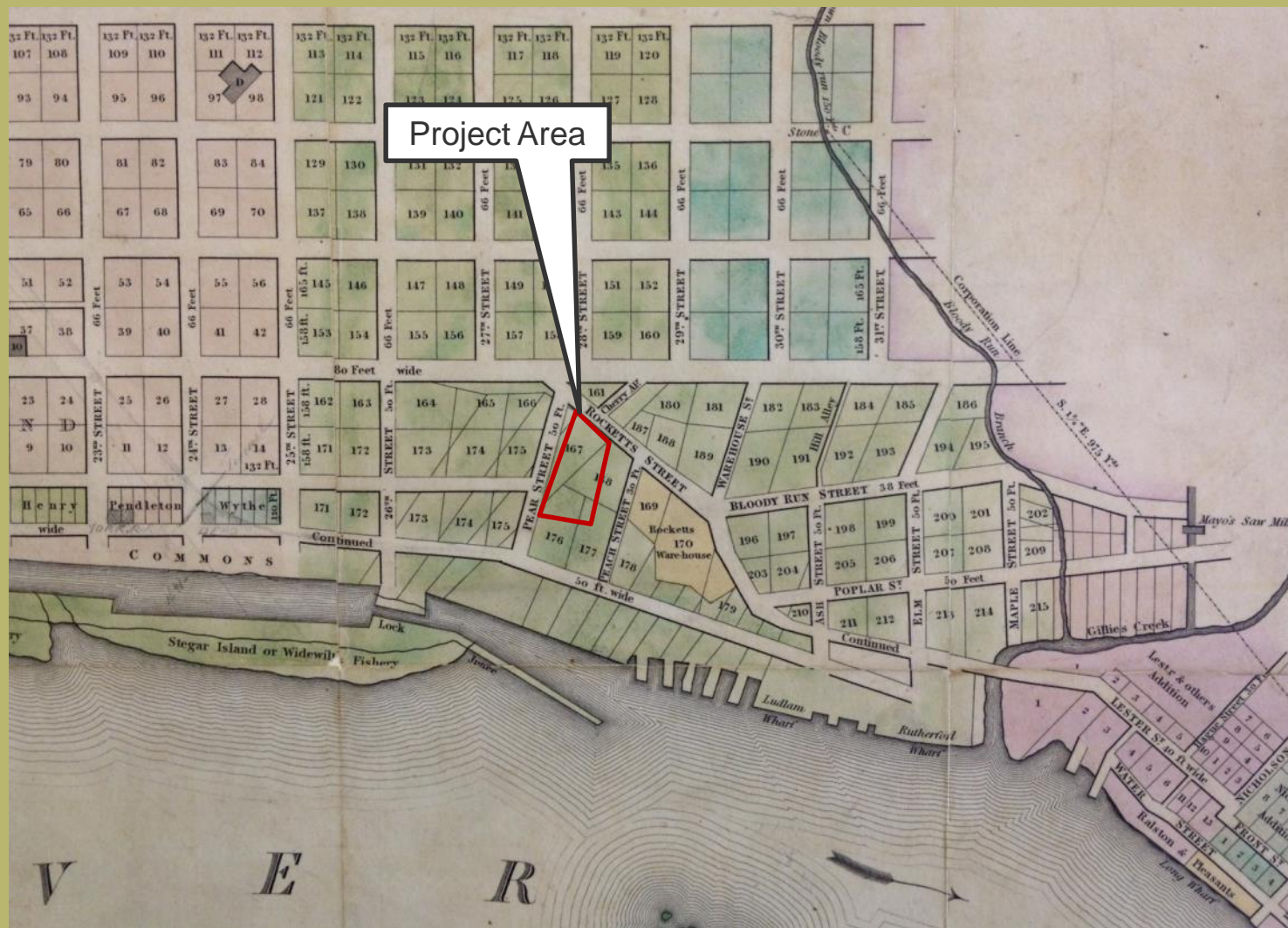


# Early Nineteenth Century





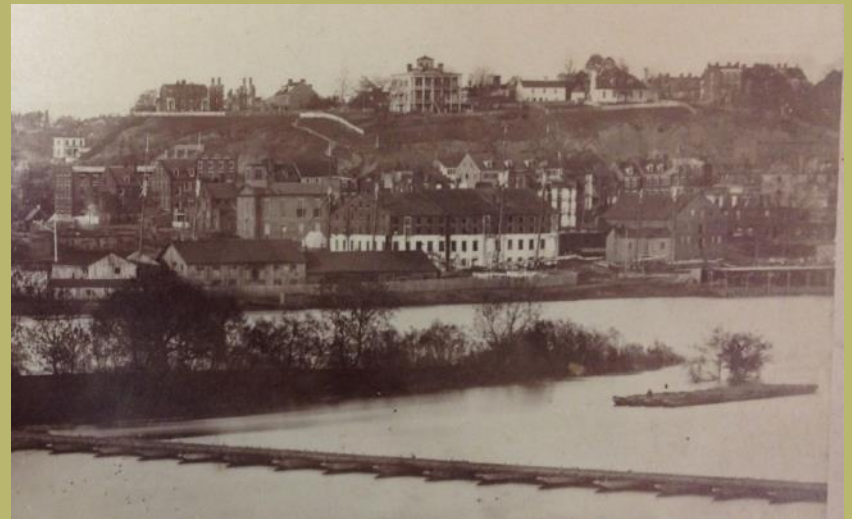
# Mid Nineteenth Century



# Mid Nineteenth Century



- Industrial/Commercial Growth
- High-density
- Large Buildings
- Residential Shift



# Twentieth Century

- Continued Industrial/Commercial Growth
- Tobacco Row Develops
- Larger Buildings
- Additional Infrastructure



# Architectural Characterization Summary



Dutton + Associates, LLC

# Viewshed Characterization

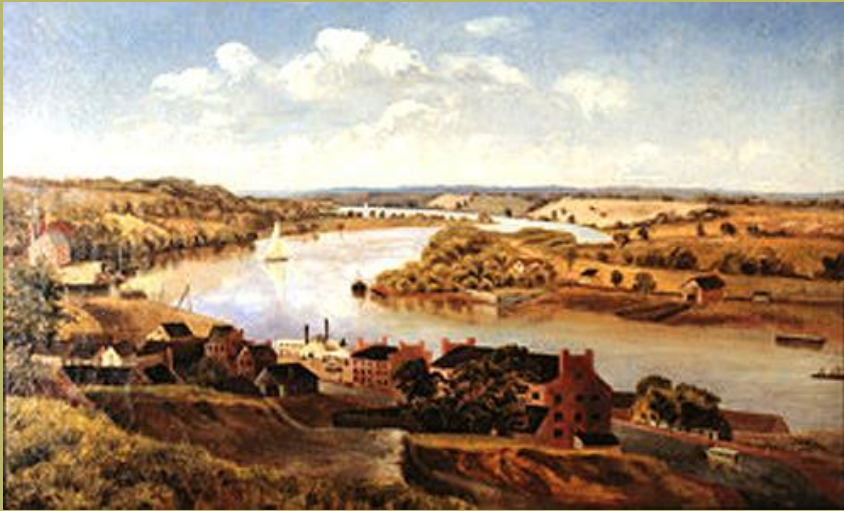
# Eighteenth Century

## The View that Named the City



VIEW OF JAMES RIVER FROM  
LIBBY HILL.

# Early Nineteenth Century



## East and South

- Less Developed
- Pastoral
- River Bend

## West

- Densely Developed
- Urban



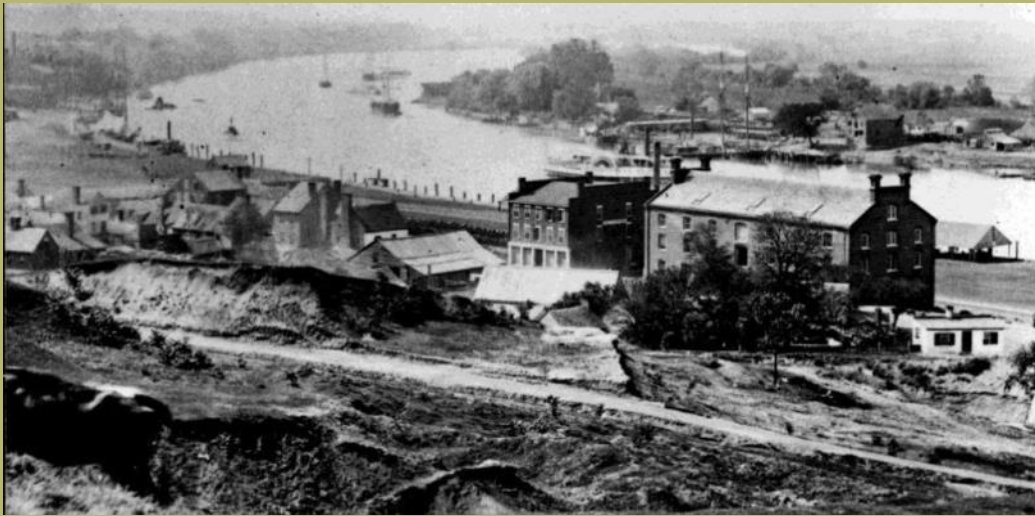
# Marshall Park

- Established 1851
- One of three City Parks or “squares”
- Initially called “Eastern Square”, later changed to Marshall Square/Park
- Likely Undeveloped or Improved
- Later yet changed to “Libby Hill Park”

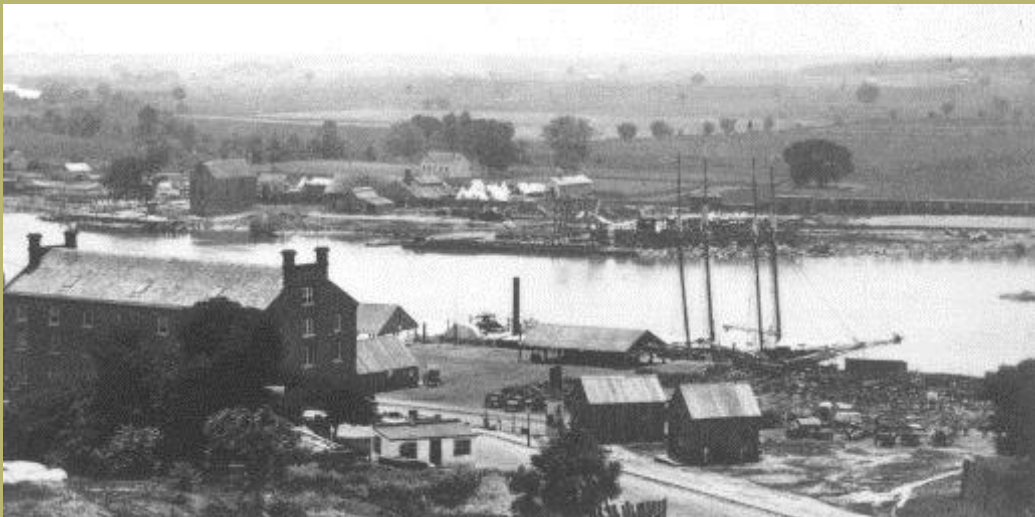




# Mid Nineteenth Century (South/East)



- Open Vista
- Lower Density
- Bend in River
- Rockett's Port
- Small Buildings



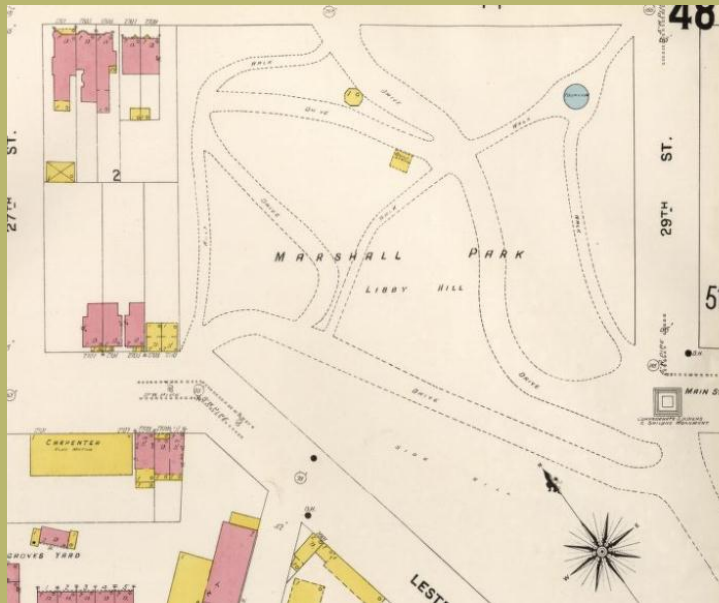
# Mid Nineteenth Century (West)

- Urban
- Increasing Growth and Density
- Industrial Waterfront and Canal
- Large Buildings



# Libby Hill Park (Late Nineteenth Century)

- Redesigned in 1886
- City Beautiful
- Monuments
- Driveway and walkways
- Landscaping

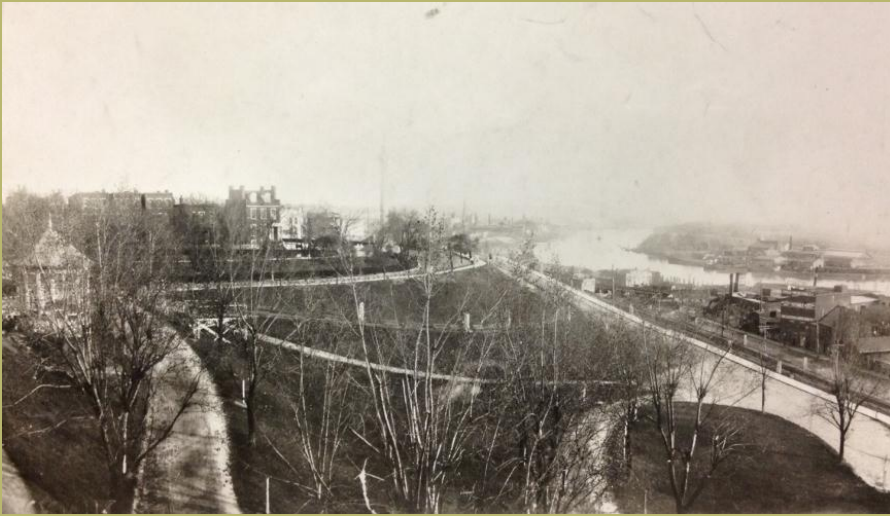


# Libby Hill Park

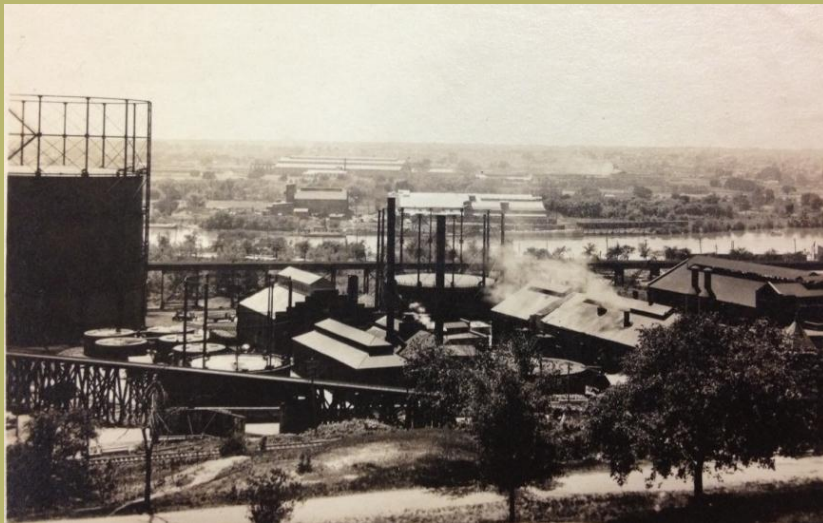
“From its summit may be obtained a magnificent panoramic view of the city and surrounding country, while at its foot, sweeping South and West in a wide and graceful 'bend,' flows the historic James river”



# Early Twentieth Century (South/East)



- Open View Increasingly Developed
- Growth of Industry in Manchester Across River
- Rockett's Port Declined
- Fulton Gas Works



# Early Twentieth Century (West)

- Larger Growth and Development
- Tobacco Row Dominant
- Industrial Character



# Present Day (South/East)



# Present Day (West)





# Visual Characterization Summary

South/East



West



# Questions