

# LANDMARK



# SURVEY

## IDENTIFICATION

Street Address: 1102 Carlton Avenue  
 Map and Parcel: 56-86  
 Census Tract & Block: 4-129  
 Present Owner: Sallie E. Thomas  
 Address: 512 Rives Street  
 Present Use: Residence  
 Original Owner: J. S. Young and Comapny  
 Original Use: Office

## BASE DATA

Historic Name: The Young Building  
 Date/Period: 1916  
 Style:  
 Height to Cornice:  
 Height in Stories: 2  
 Present Zoning: M-1  
 Land Area (sq.ft.): 112 x 71  
 Assessed Value (land + imp.): 4430 + 5670 = 10,100

## ARCHITECTURAL DESCRIPTION

This structure is an interesting example of Flemish architecture expressed with the great curving Jacobean gables. This feature, while not being extraordinary, is the only example in the city. Other features of the exterior are typical of commercial structures dating from the first quarter of this century; ie. segmental and jack arches, center pavilion with the company's monogram over the entrance, and small, decorative quoins done in brick.

## HISTORICAL DESCRIPTION

The lot was purchased by the J. S. Young Company in 1916 from Alvin J. Street who had acquired the property from the Charlottesville Land Company. The Young Company held title to the land until 1938, when it was sold to Howard Y. Haffner. The present owner's family bought the property in 1939. ACDB 97-352, City DB 97-141, 98-138, City WB 7-152.

## GRAPHICS



## CONDITIONS

Average

## SOURCES

City Records

*Architectural And Historic  
Survey*



*Graphics*



# J.S. YOUNG & CO. OFFICE BUILDING



**STREET ADDRESS:** 1102 Carlton Avenue  
**MAP & PARCEL:** 56-86  
**VDHR FILE NUMBER:** 104-23  
**CITY FILE NUMBER:** 154  
**PRESENT ZONING:** M-2  
**ORIGINAL OWNER:** J. S. Young and Company  
**ORIGINAL USE:** Office  
**PRESENT USE:** Rental Property (Residence)  
**PRESENT OWNER:** Julius L. Jr. & Joyce T. Lively  
**ADDRESS:** Route 9 Box 51  
Charlottesville, VA 22901

**HISTORIC NAME:** J. S. Young & Co. Office Building  
**DATE/PERIOD:** 1916  
**STYLE:** Jacobean Revival  
**HEIGHT IN STORIES:** 2 Storeys  
**DIMENSIONS AND LAND AREA:** 112' x 71' (7,952 sq. ft.)  
**CONDITION:** Fair  
**SURVEYOR:** \_\_\_\_\_/Bibb  
**DATE OF SURVEY:** 1974/1987  
**SOURCES:** City/County Records

# J.S.YOUNG & CO. OFFICE BUILDING

## ARCHITECTURAL DESCRIPTION

The Young Building is the only example of the Jacobean Revival style in Charlottesville. The basic form of the building is that of a 2-storey, 5-bay, single-pile structure with a rear addition of nearly equal size. The high foundation is covered with concrete up to the water table. The walls are veneered with brick laid in stretcher bond. There are corner quoins of rusticated brick and a projecting string-course. The main block of the building has a medium-pitched gabled roof, covered with composition shingles, with deeply projecting eaves and decoratively shaped rafter ends. The great Jacobean gables at the ends of the main block and over the central bay of the facade are topped with metal finials. The central gable also has metal scroll cresting. A circular attic window in each gable has been closed. There are two small interior chimneys. Windows are double-sash, 4-over-1 light, jack-arched at the first-storey level and segmental-headed at the second. Basement windows are very short 3-light hinged sash. There is no indication, either architecturally or on the Sanborn maps, that the building ever had any sort of entrance porch, although there was undoubtedly something more formal than the present concrete steps that lead directly up to the central entrance. The door is flanked by narrow 9-light casement windows, and all have transoms set under a single segmental arch. Above the entrance, the central bay of the facade projects slightly and is crowned by a Jacobean gable. This wide bay has two windows with a decorative brick diamond with a "Y" between them. The hipped-roofed addition covering most of the rear elevation appears to be original and matches the main block in all details, lacking only the Jacobean gables.

## HISTORICAL DESCRIPTION

J. S. Young and Company purchased this lot in 1916 (ACDB 97-352) and erected this building to house the offices for its sumac mill across the street. The Young Company held title to the land until 1938, when it was sold to Howard Y. Haffner (City DB 97-141). Paul W. Thomas bought the property in 1939, (DB 98-138) and his family has used it as rental property (WB 7-152). Thomas's widow deeded the property to Julius L. and Joyce T. Lively in 1973 and 1986 (DB 345-171, 483-519).

## STATEMENT OF SIGNIFICANCE

Built in 1916, the Young Building is listed individually on the National Register of Historic Places as part of the Charlottesville Multiple Resource Area. The building stands out as the only example of the Jacobean Revival style in Charlottesville. This gives it a special niche in the architectural fabric of the City.

The Young Building appears to be essentially unaltered, despite a half century as rental property.

VDHR Reconnaissance Survey Form

VIRGINIA DEPARTMENT OF HISTORIC RESOURCES  
PROPERTY SURVEY FORM  
RECONNAISSANCE LEVEL

IDENTIFICATION INFORMATION

VDHR File # 104-0023-000

Property Name: Historic J. S. Young & Co. Office Building

NR Property Category: Building  
Wuzit: Office/dwelling

Tax Code: Section Parcel  
56 86

County/City: Charlottesville (City)

USGS Map: USGS Quad: Charlottesville East

ADDRESS/LOCATION INFORMATION

Address: 1102 Carlton Avenue Street

Location:

Vicinity of: Municipality: ZIP: 22901

PROPERTY CLASSIFICATION INFORMATION

Property Boundaries:  
Ownership: Private

RESOURCE COUNT -

#	Category	Contributing?	TOTAL:	
1	Building	Contributing	1	
			Contrib:	1
			Non-Contrib:	0

WUZIT COUNT -

#	Wuzit	Contributing?	TOTAL:	
1	Office/dwelling	Contributing	1	
			Contrib:	1
			Non-Contrib:	0

RESOURCE - GENERAL DESCRIPTIVE INFORMATION

Resource Level:  
 Estimated Construction Date: 1916  
 Source of Date: Tax Records  
 Physical Status: Existing  
 Condition: Fair  
 Threat: None Known  
 Degree of Historic Integrity:  
     Association:  
     Design:  
     Feeling:  
     Location:  
     Materials:  
     Setting:  
     Workmanship:

PRIMARY RESOURCE RECONNAISSANCE DESCRIPTION

Architectural Style/Derivative: Jacobean Revival

# of Stories: 2.0 # of Bays Wide: 5 # of Bays Deep: 1  
 Arch Config: Geo Config:  
 Footprint:

Component	#	Form/Treatment	Material	Matr'l Treatment
Chimneys		Interior	Brick	
Foundation			Concrete	
Roof		Gable	Composition	Shingles
Windows		double-hung sash	Wood	4/1
Windows		sash	Wood	fixed 6-light

Brief Architectural Description of Primary Resource:

The Young Building is the only example of the Jacobean Revival style in Charlottesville. The basic form of the building is that of a 2-storey, 5-bay, single-pile structure with a rear addition of nearly equal size. The high foundation is covered with concrete up to the water table. The walls are veneered with brick laid in stretcher bond. There are corner quoins of rusticated brick and a projecting string-course. The main block of the building has a medium-pitched gabled roof, covered with composition shingles, with deeply projecting eaves and decoratively shaped rafter ends. The great Jacobean gables at the ends of the main block and over the central bay of the facade are topped with metal finials. The central gable also has metal scroll cresting. A circular attic window in each gable has been closed. There are two small interior chimneys. Windows are double-sash, 4-over-1 light, jack-arched at the first storey level and segmental-headed at the second. Basement windows are very short 3-light hinged sash. There is no indication, either architecturally or on the Sanborn maps, that the building ever had any sort of entrance porch,

although there was undoubtedly something more formal than the present concrete steps that lead directly up to the central entrance. The door is flanked by narrow 9-light casement windows, and all have transoms set under a single segmental arch. Above the entrance, the central bay of the facade projects slightly and is crowned by a Jacobean gable. This wide bay has two windows with a decorative brick diamond with a "Y" between them. The hipped roofed addition covering most of the rear elevation appears to be original and matches the main block in all details, lacking only the Jacobean gables.

Brief Architectural Description of Additions and Alterations

The building has been adapted for residential use; and the entrance may have been altered.

Brief Architectural Description of Secondary Resources:

Potentially Contributes to Historic District:

Potentially Associated with NR Multiple Property:

Architectural and Historical Summary:

HISTORICAL DESCRIPTION

J. S. Young and Company purchased this lot in 1916 (ACDB 97-352) and erected this building to house the offices for its sumac mill across the street. The Young Company held title to the land until 1938, when it was sold to Howard Y. Haffner (City DB 97-141). Paul W. Thomas bought the property in 1939 (DB 98-138) and his family has used it as rental property (WB 7-152). 1993: Thomas's widow deeded the property to Julius L. and Joyce T. Lively in 1973 and 1986 (DB 345-171, 483-519).

SIGNIFICANCE & RELATION TO EVALUATION CRITERIA

Built in 1916, the Young Building is listed individually on the National Register of Historic Places as part of the Charlottesville Multiple Resource Area. The building stands out as the only example of the Jacobean Revival style in Charlottesville. This gives it a special niche in the architectural fabric of the City. The Young Building appears to be essentially unaltered, despite a half century as rental property.

BIBLIOGRAPHY

Type of Record	Citation
City Records	
Charlottesville City Deed Books and Will Books	
County Records	
Albemarle County Deed Books	

PHOTOGRAPHIC/DRAWINGS DOCUMENTATION

=====

MISSING DATA ELEMENT

Media	VDHR Neg #	Frames	Date
-----			
B&W 35mm photos	13469	17 - 19	1/ /1994

CRM MANAGEMENT EVENTS

=====

MISSING DATA ELEMENT

CRM Event	Agency/Organization	Date
-----		
Survey	Community Development-Bibb/Huppert	/ /1974
IPS data entry-PAVA (Smead)		



# Young Bldg

2-5, 5-bay, single pile

high found covered w/ cone to ~~top~~<sup>closed</sup> water table

stratifier; <sup>10</sup> corner quoins of rusticated brick;  
2 proj courses brick = stringcourse

med gable roof w/ deeply proj eaves w/ dec shaped rafter ends; some shingles

wind 4/1, sl shorter 2nd, jack-arched 1st, seg-headed 2nd; base very short 3-l hinged

center bay facade:

no indication of porch

1st: seg-arched ~~to~~ group of door flanked by shorter 7-l wind (casement?), all = size, w/ 3-section (3-l each) seg-headed transom; arch, <sup>at</sup> same level as window w/cha in side bay; plain conc steps now go to door

2nd: projects sl, orballed below;

2 <sup>reg</sup> wind w/ dec brick diamond + 1 bet

Jacobean cent gable w/ circular wind (closed) & scroll cresting + finial



Jacobean gable ends have finials without scrolls, closed O wind, & iron 2

orig 2-3 rear wing covers 7 3 bays, making  
bldg essentially double pile  
red hip roof, copper shingles, gray savor,  
same rafters  
windows. match, 15-bay

sm 1-3 adjacent E bay rear living  
2 short sq int. chim bet rooms

### Tax

both

1920 Sanborn - same as now

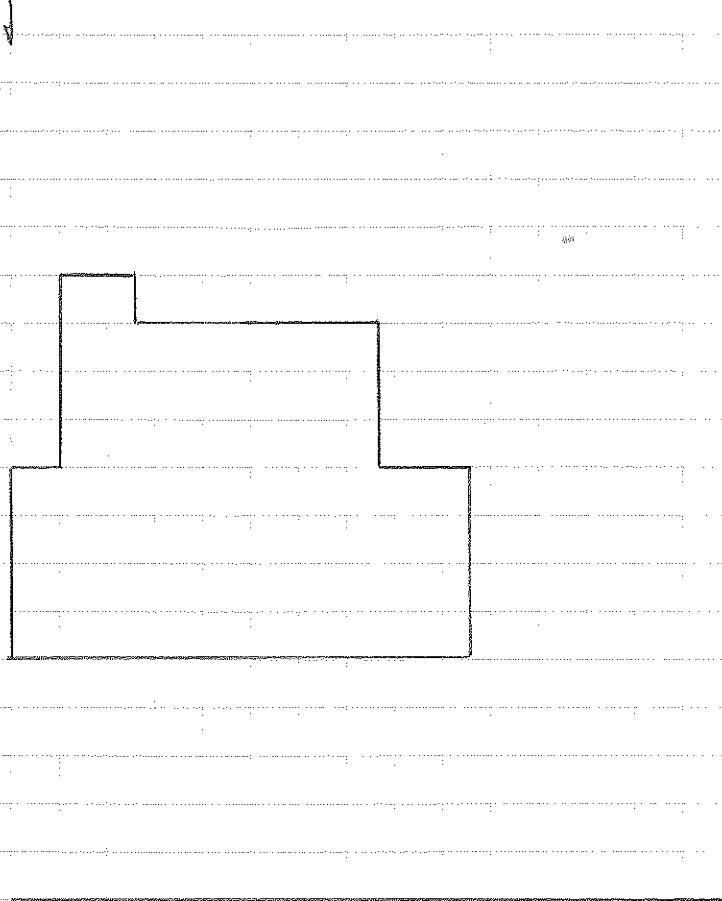
1907 " - showed dwelling next door of ext porch w facade & fireplace  
- not shown

city Dir - apparently residence by late 1930's, not shown before



J. S. YOUNG & Co. OFFICE BUILDING  
1102 CARLTON AVE.

VDHR FILE NO. 104-23



Rives  
St.

Carlton Ave.

ANN HUDDERT

CITY OF CHARLOTTESVILLE COMMUNITY DEVELOPMENT

SUSAN E. SMEAD

PRESERVATION ASSOCIATES OF VIRGINIA

NAME: YOUNG BUILDING

1102 CARLTON AVE.

Name Fox House County/City Augusta

VIRGINIA HISTORIC LANDMARKS COMMISSION

P 1102 Carlton Avenue  
Historic Survey  
Young Building  
1974, 1987, 1994

Date JAN 1994 File No. 104-23  
Name J.S. YOUNG & CO OFFICE BUILDING 1102  
CARLTON AVE  
Town CHARLOTTESVILLE  
County \_\_\_\_\_  
Photographer ANN C. HUPPERT  
Contents 3 EXT. VIEWS

