

LANDMARK



SURVEY

IDENTIFICATION

Street Address: 700 Harris Street
 Map and Parcel: 35-132
 Census Track & Block:
 Present Owner: General Electric Company
 Address: 700 Harris Street
 Present Use: Industrial Warehouse
 Original Owner: James and James A. Armstrong
 Original Use: Knitting factory

BASE DATA

Historic Name: Armstrong Knitting Factory
 Date/Period: 1889-90
 Style: Second Empire
 Height to Cornice:
 Height in Stories: 2
 Present Zoning: M-1
 Land Area (sq.ft.): 164,221 sq. ft.
 Assessed Value (land + imp.): 51,400 + 81,210 = 132,610

ARCHITECTURAL DESCRIPTION

This building is of a design common to many large brick industrial buildings of the time. It is a two story rectangular block with a central entrance tower, one story higher than the rest of the building, projecting from one side. The main block has an extremely low hipped roof and a deep wooden cornice. The tower is the most notable feature with central double doors and a double window on the second floor, both under a shallow arch. Brick corbels support a plain wooden cornice above which is a square mansard design roof for the tower with a dormer in each side and iron filigree railing around the top of the roof. On each side of the tower along the factory walls are six pilasters or shallow buttresses creating five recessed bays with a 9 over 9 window on both floor levels. The ends of the building are five bays wide, the central bay on each level containing double doors across the entire width under shallow arches. The back side is a simple eleven bays in length and of similar design. There is also a detached brick smokestack that is probably original. Numerous additions have been made, but Silk Mills signs painted on the building are still evident.

HISTORICAL DESCRIPTION

According to an agreement made September 25, 1889 (ACDB 93-424) the Charlottesville Industrial and Land Improvement Co. erected the building and conveyed it and a certain quantity of land (Block 2 of the Rose Hill Platt (ACDB 97-34J) to James and James A. Armstrong. "Upon consideration that they occupy said building for the manufacture of knit goods -- and employ sixty to seventy hands for a five year term and an average of one hundred day laborers." By 1890 the Armstrongs occupied the building. Since the Armstrong Knitting Co. the building has been in continuous industrial use. In 1903 the H.C. Marchant Manufg. Co. (DB 125-252) acquired the building possibly in connection with Marchant's Woolen Mills operations, with the intent to manufacture silk products. From Marchant the building passed to the Charlottesville Silk Mills (DB 154-193) in 1913. In 1923 the factory was assumed by Amalgamated Silk from the N.Y. Trust Co. that held a 1922 mortgage (DB 46-151) (DB 41-344-411). Amalgamated Silk conveyed the property in 1924 (CB 49-179) to Schepp & Rosenthal, which conveyed it to Julius Rosenthal and from him to S & R Silk Mills (Pres. William J. Schepp). S & R Silk Mills became William J. Schepp, Inc. in 1932 (DB 72-46) and in 1939 that corp. deeded the land to the Peoples Nat. Bank. Present owners acquired it in 1966.

GRAPHICS



CONDITIONS

Very Good

SOURCES

City Records
 County Records
 (DB 97-348; 111-285; 276-522)

LANDMARK



SURVEY

IDENTIFICATION

Street Address: Dale Avenue
Map and Parcel: 35-132
Census Track & Block:
Present Owner: General Electric Company
Address: 700 Harris Street
Present Use: Industrial Warehouse
Original Owner: James and James A. Armstrong
Original Use: Knitting factory

BASE DATA

Historic Name: Armstrong Knitting Factory
Date/Period: 1889-90
Style: Second Empire
Height to Cornice:
Height in Stories: 2
Present Zoning: M-1
Land Area (sq.ft.): 164,221 sq. ft.
Assessed Value (land + imp.): 51,400 + 81,210 = 132,610

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HISTORICAL DESCRIPTION

According to an agreement made September 25, 1889 (ACDB 93-424) the Charlottesville Industrial and Land Improvement Co. erected the building and conveyed it and a certain quantity of land (Block 2 of the Rose Hill Platt (ACDB 97-343) to James and James A. Armstrong. "Upon consideration that they occupy said building for the manufacture of knit goods -- and employ sixty to seventy hands for a five year term and an average of one hundred day laborers." By 1890 the Armstrongs occupied the building. Since the Armstrong Knitting Co. the building has been in continuous industrial use. In 1903 the H.C. Marchant Manufg. Co. (DB 125-252) acquired the building possibly in connection with Marchant's Woolen Mills operations, with the intent to manufacture silk products. From Marchant the building passed to the Charlottesville Silk Mills (DB 154-193) in 1913. In 1923 the factory was assumed by Amalgamated Silk from the N.Y. Trust Co. that held a 1922 mortgage (DB 46-151) (DB 41-344-411). Amalgamated Silk conveyed the property in 1924 (CB 49-179) to Schepp & Rosenthal, which conveyed it to Julius Rosenthal and from him to S & R Silk Mills (Pres. William J. Schepp). S & R Silk Mills became William J. Schepp, Inc. in 1932 (DB 72-46) and in 1939 that corp. deeded the land to the Peoples Nat. Bank. Present owners acquired it in 1966.

SIGNIFICANCE

This is one of only 3 or 4 buildings in the area in the Second Empire style and a very impressive 19th century industrial building.

CONDITIONS

Very Good

SOURCES

City Records
County Records
(DB 97-348; 111-285; 276-522)

ARMSTRONG KNITTING FACTORY



STREET ADDRESS:	700 Harris Street
MAP & PARCEL:	35-132
VDHR FILE NUMBER:	104-212
CITY FILE NUMBER:	162
PRESENT ZONING:	M-1
ORIGINAL OWNER:	James and James A. Armstrong
ORIGINAL USE:	Knitting factory
PRESENT USE:	Industrial Warehouse
PRESENT OWNER:	Rivanna Partners
ADDRESS:	Charlottesville, VA 22906
HISTORIC NAME:	Armstrong Knitting Factory
DATE/PERIOD:	1889-90
STYLE:	Second Empire
HEIGHT IN STORIES:	2 Storeys
DIMENSIONS AND LAND AREA:	164,221 sq.ft.
CONDITION:	Good
SURVEYOR:	-----/Bibb
DATE OF SURVEY:	1974/1987
SOURCES:	City/County Records ACHS files Sanborn Map Co.- 1896,1920,1929-57

ARMSTRONG KNITTING FACTORY

ARCHITECTURAL DESCRIPTION

This building is of a design common to many large industrial buildings of the period. It is a two-storey, 11-bay rectangular block with a central entrance tower projecting on the facade. The main block has a low-pitched hipped roof covered with standing-seam metal, with projecting eaves and a boxed cornice. There is a small gabled dormer at each end of the building. Walls and foundation are constructed of brick laid in five-course American bond. The bays are recessed between brick piers. Windows are segmental-arched, double-sash, 9-over-9 light. Those at the second-storey level are somewhat shorter. The ends of the building are five bays wide with the central bay on each level containing segmental-arched double warehouse doors across the entire width of the bay. The double entrance doors at the first-storey level of the tower are set under a segmental arch. There is a pair of windows above them at the second-storey level, and there are single windows in the sides of the tower. The tower rises above the roof of the main block and has a mansard roof with projecting eaves, a boxed cornice, and tall, shallow, corbelled brick cornice brackets. It is covered with standing-seam metal and has delicate metal cresting. There is a steep gabled dormer on each side of the tower. All windows and doors in the tower have been removed and the openings bricked up flush with the surrounding walls. There is a small one-storey rear wing. Beside it is a tall, round, free-standing brick chimney with a bowed string course. A one-storey brick building northeast of the main building resembles it in some details, but lacks the style of the larger building.

HISTORICAL DESCRIPTION

According to an agreement made September 25, 1889 (ACDB 93-424), the Charlottesville Industrial and Land Improvement Co. erected this building and conveyed it and a certain quantity of land (Block 2 of the Rose Hill plat (ACDB 97-34) to James and James A. Armstrong, "upon consideration that they occupy said building for the manufacture of knit goods -- and employ sixty to seventy hands for a five-year term and an average of one hundred day laborers." By 1890 the Armstrongs occupied the building. In 1903 the H. C. Marchant Manufacturing Co., (ACDB 125-252) acquired the building with the intent to manufacture silk products. From Marchant the building passed to the Charlottesville Silk Mills (ADB 154-193) in 1913. In 1923 the factory was assumed by Amalgamated Silk from the N. Y. Trust Co. that held a 1922 mortgage (City DB 41-344 & 411, 46-151). It passed to Schepp and Rosenthal in 1924 (DB 49- 179); to Julius Rosenthal; to S & R Silk Mills; to William J. Schepp, Inc., in 1931 (DB 72-46). The Peoples National Bank purchased the building in 1939. The Essex Pencil Corporation, manufacturers of several well-known brands of pencils, occupied the building from 1941 until 1966, when the building was purchased by the General Electric Company. The building was purchased by Rivanna Partners L P in 1986 (DB 488-703).

STATEMENT OF SIGNIFICANCE

The Second Empire style never achieved great popularity in Charlottesville and no more than half a dozen buildings remain today. Of those, the Armstrong Knitting Factory is the only industrial building. Moreover, it is the oldest factory building still standing within the City limits.

The Armstrong building resembles the 1882 Charlottesville Woolen Mills Building (now demolished) and was probably designed by the same architect. H.C. Marchant, President of the Charlottesville Woolen Mills, acquired the Armstrong Knitting Factory in 1903. It is not known whether he might have been involved with the firm from the beginning and thus influenced the design of both buildings.

The Armstrong Knitting Factory is listed individually on the National Register of Historic Places as part of the Charlottesville Multiple Resource Area.

ARMSTRONG KNITTING FACTORY

The handsome entrance tower with iron cresting on its mansard roof, seriously altered a few years ago, has now been restored to its former grandeur. The Armstrong Building's status as the oldest surviving factory building in the City and the only industrial building in the Second Empire style, make it an extremely important part of the architectural and historical fabric of the City.

VDHR Reconnaissance Survey Form

VIRGINIA DEPARTMENT OF HISTORIC RESOURCES
PROPERTY SURVEY FORM
RECONNAISSANCE LEVEL

IDENTIFICATION INFORMATION

VDHR File # 104-0212-000

Property Name:
Historic/Current Armstrong Knitting Factory

NR Property Category: Building
Wuzit: Knitting Factory

Tax Code: Section Parcel
=====

35 132

County/City: Charlottesville (City)

USGS Map: USGS Quad: Charlottesville East

ADDRESS/LOCATION INFORMATION

Address: 700 Harris Street

Location:

Vicinity of: Municipality: ZIP: 22903

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	Knitting Factory	Contributing	1	
			Contrib:	1
			Non-Contrib:	0

RESOURCE - GENERAL DESCRIPTIVE INFORMATION

Resource Level:
 Estimated Construction Date: 1889 -90
 Source of Date: Tax Records
 Physical Status: Existing
 Condition: Good
 Threat: None Known
 Degree of Historic Integrity:
 Association:
 Design:
 Feeling:
 Location:
 Materials:
 Setting:
 Workmanship:

PRIMARY RESOURCE RECONNAISSANCE DESCRIPTION

Architectural Style/Derivative: Second Empire

of Stories: 2.0 # of Bays Wide: 11 # of Bays Deep: 5
 Arch Config: Geo Config:
 Footprint:

Component	#	Form/Treatment	Material	Matr'l Treatment
Chimneys		freestanding	Brick	
Foundation			Brick	5-course American
Roof		Hipped	Metal	Standing seam
Tower		entrance	Brick	mansard roof
Windows		double-hung sash	Aluminum	1-over-1

Brief Architectural Description of Primary Resource:

This building is of a design common to many large industrial buildings of the period. It is a two-story, 11-bay rectangular block with a central entrance tower projecting on the facade. The main block has a low-pitched hipped roof covered with standing-seam metal, with projecting eaves and a boxed cornice. There is a small gabled dormer at each end of the building. Walls and foundation are constructed of brick laid in five-course American bond. The bays are recessed between brick piers. Windows are segmentally arched, double-sash, 9-over-9 light. Those at the second storey level are somewhat shorter. The ends of the building are five bays wide with the central bay on each level containing segmentally arched double warehouse doors across the entire width of the bay. The double entrance doors at the first storey level of the tower are set under a segmental arch. There is a pair of windows above them at the second storey level, and there are single windows in the sides of the tower. The tower rises above the roof of the main block and has a Mansard roof with projecting eaves, a boxed cornice, and tall, shallow, corbelled brick cornice

brackets. It is covered with standing-seam metal and has delicate metal cresting. There is a steep gabled dormer on each side of the tower. There is a small one-storey rear wing. Beside it is a tall, round, free-standing brick chimney with a bowed string course. A one-storey brick building northeast of the main building resembles it in some details, but lacks the style of the larger building. 1987: All windows and doors in the tower have been removed and the openings bricked up flush with the surrounding walls. 1993: The windows are now one-over-one, so the nine-over-nine sash were apparently replaced.

Brief Architectural Description of Additions and Alterations
See Architectural Description.

Brief Architectural Description of Secondary Resources:

Potentially Contributes to Historic District:

Potentially Associated with NR Multiple Property:

Architectural and Historical Summary:

HISTORICAL DESCRIPTION

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SIGNIFICANCE & RELATION TO EVALUATION CRITERIA

Built in 1889-90, the Armstrong Knitting Factory is listed individually on the National Register of Historic Places as part of the Charlottesville Multiple Resource Area. The Armstrong Building's status as the oldest surviving factory building in the City and the only industrial building in the Second Empire Style, make it an extremely important part of the architectural and historical fabric of the City. The Armstrong building resembles the 1882 Charlottesville Woolen Mills Building (now demolished) and was probably designed by the same architect. H. C. Marchant, President of the Charlottesville Woolen Mills, acquired the Armstrong

Knitting Factory in 1903. It is not known whether he might have been involved with the firm from the beginning and thus have influenced the design of both buildings. The Second Empire Style never achieved great popularity in Charlottesville and no more than half a dozen buildings remain today. Of those, the Armstrong Knitting Factory is the only industrial building. Moreover, it is the oldest factory building still standing within the City limits. The handsome entrance tower with iron cresting on its Mansard roof, which was seriously altered a few years ago, has now been restored to its former grandeur.

BIBLIOGRAPHY

 Type of Record Citation

City Records
 Charlottesville City Deed Book

County Records
 Albemarle County Deed Books

Map
 Sanborn Map Company

Misc. sources
 Albemarle Co. Hist. Soc. files

PHOTOGRAPHIC/DRAWINGS DOCUMENTATION

 MISSING DATA ELEMENT

Media VDHR Neg # Frames Date

B&W 35mm photos 13469 0 - 6 1/ /1994

CRM MANAGEMENT EVENTS

 MISSING DATA ELEMENT

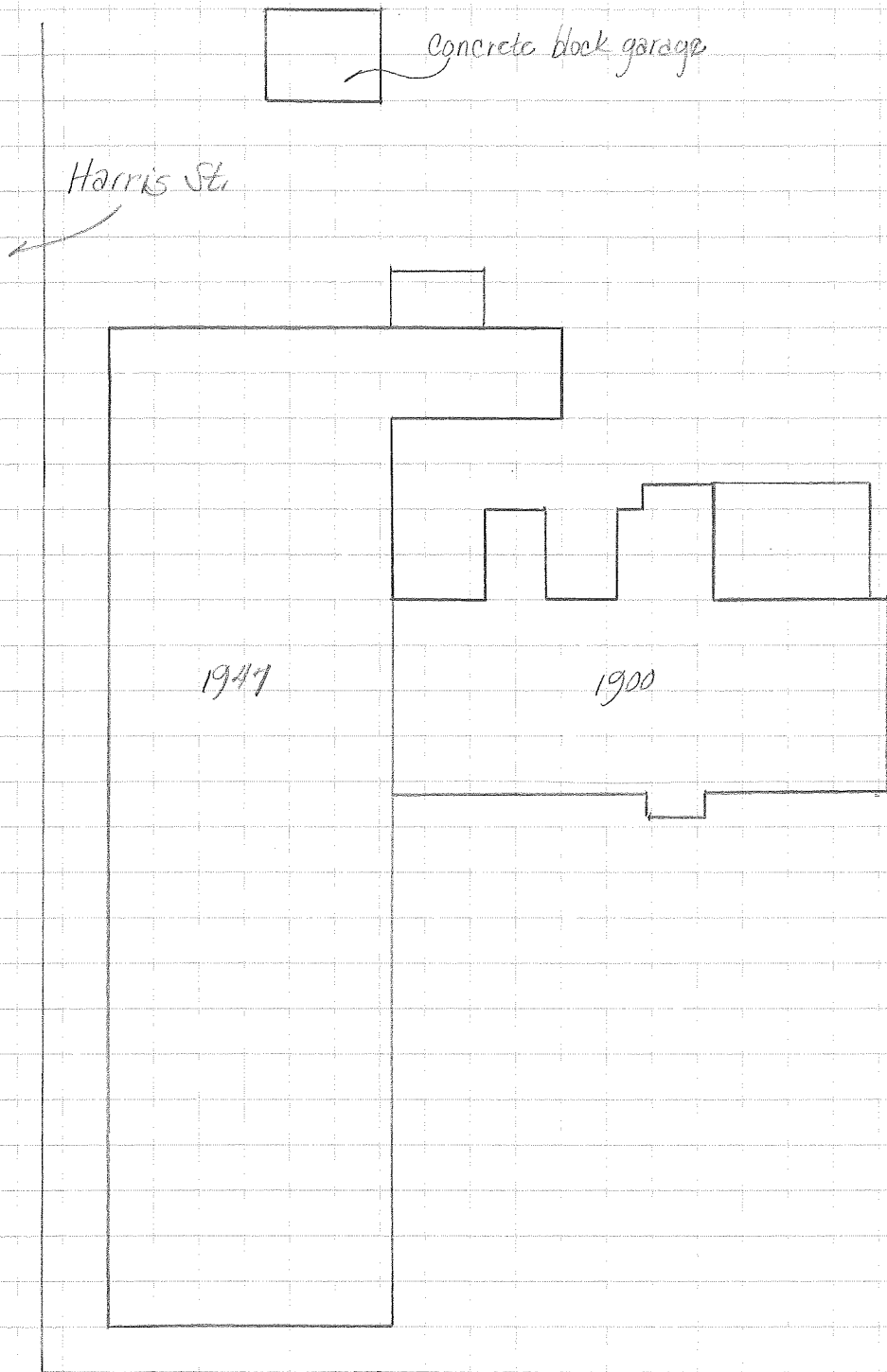
CRM Event Agency/Organization Date

Survey Community Development-Bibb/Huppert / /1974

IPS data entry-PAVA (Smead)

ARMSTRONG KNITTING FACTORY
700 HARRIS ST.

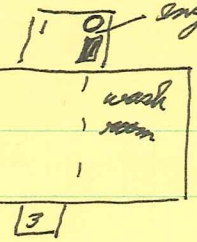
VDHR FILE NO. 104-212



ANN HUPPERT
CITY OF CHARLOTTESVILLE COMMUNITY DEVELOPMENT
SUSAN E. SMEAD
PRESERVATION ASSOCIATES OF VIRGINIA

JANUARY 1994

ix ch 40'
engine room



1896 Sanborn

knitting finishing & machine room

Jos. A. Numstrong & Co. Knitting Mill
(all brick)

1920 Sanborn

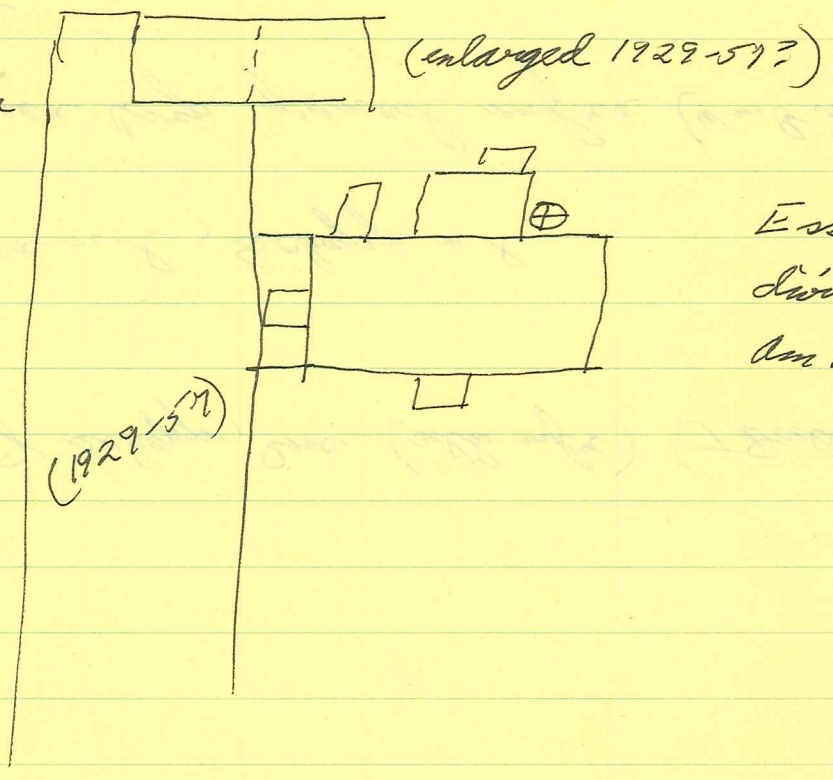
except chimney
free-standing
ix ch 35' abv of

D. C. Dory, Inc
mfg silk dress goods

brick
winding

NE of bldg

1929-57 Sanborn



Essex Corp
division of
Am Pencil Co

Dale & Horvath - 1940

700 Horvath St - 1940 -

1909-10 The RR Merchant Mfg Co (overalls) - Rose Hill

1914-15 Ch's Silk Mills, Inc (E. R. Raker, Pres) - Rose Hill

1924 Amalgamated Silk Corp - Rose Hill

1927, 31 S & R Silk Mills, Inc (T. D. Bailey, mgr)

1936 Wm J. Schepp, Inc (silk mfr) (T. Dallas Bailey, mgr)

1938
1940 Essex ml, Schepp ml

1945
1950
1954, '60 Essex Corp pencil mfr (Wm B. Dietrich, mgr) 1941 -

1966 GE

Armstrong

2-5, 11-bay

low pitched roof, corrugated metal (also on tower)
proj eaves, boxed cornice

on ~~gabled~~ gabled dormer each end, 1 wind ~~boarded up~~

5-c dm found & walk

bays recessed bet piers, corbelled at tops

seq arched wind; boarded up at 1st level; shorter 2nd

tower walls recessed bet corner piers, same corbelled by
then tall corbelled brick cornice
all tower openings bricked up flush, w/ sides knocked
out; roof line above ridge of main block
steep gabled dormer, now boarded up

E ~~end~~ ^{end} 5 bays, wide warehouse doors each head ^{center}
ent door W bay facade w/ gabled ent porch w/ 2 pillars

nice circular brick chimney ^{stragglers} behind bldg

c. 1950's addn covers W

1-5 NW bldg 2 brick & wind, no piers, med gabled roof
(Chuck Sanborn)

488-703

Rivanna Partners, L.P.

1986

Republic Capital Co

401 W Main

Building To Get New Life

Jan. 1988

By David Kessler
of The Progress Staff

The Harris Street home of the University of Virginia's business incubator is being restored to its original style by a local development company.

Blake Hurt's Republic Capital Corp. is renovating what was once the home of the H.C. Marchant Manufacturing Co., and will add 10,000 square feet of nearby warehouse, service and wholesale space by summer, said Mark Wilson, the project manager.

"It will be restored to what it looked like in 1902," Wilson said of the building, which sits at 700 Harris St. north of Preston Avenue, behind the Albemarle County Office Building.

Wilson said the site is attractive to potential tenants because of its proximity to the University and the Downtown Mall, but he said the University Business Innovation Center (UBIC), known as the business incubator, should make the restored building and its neighbors particularly desirable.

He said his company will be flexible about the type of tenants, but "we're hoping to attract people who want office space near UBIC."

Wilson said the windows in the old building already have been replaced. Loading docks will be removed and extensive landscaping is getting under way. Republic Capital will be restoring the old raised tin roof and renovating the tower, which will be the main entrance.

Todd Orr, UBIC's executive director, said the renovation also would help the business incubator, which aids fledgling high-tech businesses get started by providing shared support services and business advice from experts who volunteer their time.

Orr said the somewhat run-down building can use the renovation.



Progress Photo by Gabriel Kuperminc

Building On Harris Street Is Home Of University Of Virginia's Business Incubator Old Manufacturing Plant Downtown Is Being Restored To What It Looked Like In 1902

"It needs some sprucing up to be attractive," he said. "Everything that's done to it is just a plus for us in attracting companies."

UBIC is doing some renovation to the inside of the building, breaking the current large open space into smaller spaces, creating offices and hallways.

He said UBIC recently signed its fourth company, a new business called Stairway Software.

The company, started by two UVa graduates, is in the final stages of a utility program for personal computers, Orr said.

He said the program, which the company plans to release next month, will allow more rows and columns on computer screens, increasing productivity.

Orr said he eventually hopes to have 10 to 12 companies in the UBIC program. Three of the current four are computer software businesses, while

another makes computer hardware, in this case a display panel for portable computers.

He said the nature of the businesses UBIC attracts should help fill the rest of the Republic Capital project, which also may interest graduates of the incubator program.

"It's a very exciting facility for companies involved in some real cutting-edge technologies," Orr said. "It makes the whole project a little more unique."



Date Jan 1994 File No. 104-212

Name _____

Town Charlottesville

County _____

Photographer Ann Chuppert

Contents 6 ext. views of main building,
1 of out building



700 HARRIS ST.
G. E. BLDG.



blt. c. 1880-1890 as a silk mill
D. G. Dery, Inc. - failed
vacant till 1920's.. Mr. J. Dallis
Bailey opened another silk mill.
out of bus. 1932 - depression +
widespread use of rayon

Herbie Watson, Hazel St.
was a foreman (Sharp + Rosenthal)

#162

OF CHARLOTTESVILLE

ment of Community Development

City Hall

Charlottesville, Virginia 22902

162

NO NEGS

ARMSTRONG KNITTING

700 HARRIS ST

Order: General Electric Co.
2000 Holiday Drive

Dave Russell
Dario V.
Administrator
Employee Relations
Indust. Control Prods
Dept.

ci-1970

OF CHARLOTTESVILLE

ment of Community Development

City Hall

Charlottesville, Virginia 22902

162

NO NEGS

ARMSTRONG KNITTING

700 HARRIS ST