

Architectural And Historic Survey



Identification

| | |
|---|---|
| STREET ADDRESS: 100 East South Street | HISTORIC NAME: |
| MAP & PARCEL: 28-104 | DATE / PERIOD: 1899, c. 1915, c. 1946 |
| CENSUS TRACT AND BLOCK: | STYLE: No identifiable style |
| PRESENT ZONING: B-4 | HEIGHT (to cornice) OR STORIES: 3 storeys |
| ORIGINAL OWNER: R. P. Valentine | DIMENSIONS AND LAND AREA: 153.8' x 50.65' (7790 sq. ft.) |
| ORIGINAL USE: Warehouse | CONDITION: Good |
| PRESENT USE: Storage | SURVEYOR: Bibb |
| PRESENT OWNER: M. Jack Rinehart Jr., & Bruce H. Rinehart | DATE OF SURVEY: Spring 1984 |
| ADDRESS: 407 Water Street | SOURCES: City Records |
| Charlottesville, Virginia 22901 | Sanborn Map Co. - 1886, 1891, 1896, 1907, 1920 |
| | Charlottesville City Directories 1929-57 |

ARCHITECTURAL DESCRIPTION

This is the oldest surviving warehouse in the city. It is almost completely devoid of architectural detail. The symmetry of the southern elevation, completely lacking on the other sides, suggests that the building may originally have been intended to be viewed from the railroad tracks. In its present form, it is three storeys tall and conforms to the nearly triangular shape of its lot between South Street and the C & O Railroad tracks. It is set on a high foundation with a stepped water table. Foundation and walls are constructed of brick laid in 5-course American bond. They were once painted brick red, probably at the time the third storey was added. Rows of cast iron star plates for tie rods mark the second and third storey levels. A 1906 photograph shows that the 2-storey version of this building had stepped parapet gables with corbelled cornice stops. The building now has a low-pitched shed roof sloping toward the northern facade where the gutter serves as a cornice. The roof is concealed by plain tile-capped parapets on the other three elevations. A rectangular tower that is flush with the northern facade houses the elevator. All original openings were segmental arched, but nearly all have been altered or closed. The north facade appears to have been originally about eight unequal bays wide at the first level. One original window remains at the eastern end. It is double-sash, single-paned, with plain surrounds and a concrete sill. Near the center of the facade, a door is set within a recess framed by the segmental arch of an old warehouse door. In the showroom at the western end of the facade, two display windows and a door with pilasters carrying a cornice and frieze have replaced what appear to have been a warehouse door, a door, and a window. There have always been only two windows on each of the two upper levels of this facade, both toward the eastern half of the building. These have been replaced with smaller 4-light metal hinged-sash windows with 3-light rectangular transoms. The rear elevation, facing the railroad tracks, was a more symmetrical seven bays wide at the first level, with 4 windows alternating with three warehouse doors. Only one of these, the eastern warehouse door, remains; all the others have been bricked up. On the two upper levels, there are windows only in the second and sixth bays, and all have been replaced. Openings at the first and second levels were segmental arched, but not at the third. On the western end of the building, there are three 2-over-2 light windows and a door at the first level, all irregularly spaced. There are no openings at the second or third levels of the western or eastern elevation. A flat-roofed one-storey wing now covers the first level of the narrow eastern elevation. Wall construction is of cinderblock veneered with brick laid in stretcher bond. The northern facade is six bays wide, with a warehouse door in the first bay, a door in the fourth bay, and small, high windows in the other bays. There are two windows on the eastern elevation, while the southern elevation is blank except for a single warehouse door.

HISTORICAL DESCRIPTION

R. P. Valentine purchased this lot from the estate of Mrs. Ann E. Bailey in 1894 (City DB 4-456). There was a frame dwelling at the First Street end, and a two-storey brick warehouse had been built in the center of the block in 1892, according to tax records and the Sanborn maps. Tax records show that both of these buildings burned in 1896, however. In 1899, Valentine built a new and larger warehouse, consisting of two storeys of the present 3-storey section of the building. Tax records and the Sanborn maps suggest that the third storey was added c. 1915. The building housed the Michie Grocery Company, wholesale grocers, until the mid 1920's. The Charlottesville Hardware Co. bought it from Valentine's estate in 1929 (DB 64-436) and used it as one of its warehouses for several years. In the early 1930's, Charlottesville Hardware established a wholesale plumbing division, Charlottesville Supply Company. That firm occupied the building until 1975. The one-storey east wing was added c. 1946. Triple Net Associates bought the building from the Charlottesville Hardware Co., in 1977 (DB 383-486) and sold it to M. Jack Rinehart, Jr., and Bruce H. Rinehart in 1981 (DB 422-515).



VIRGINIA HISTORIC LANDMARKS COMMISSION

File no.
Negative no(s). 1: 5067

SURVEY FORM

Historic name _____ Common name **CHARLOTTESVILLE**
 County/Town/City **ALBEMARLE/CHARLOTTESVILLE**
 Street address or route number **100 SOUTH STREET, EAST SUPPLY BUILDING**

USGS Quad **(CHARLOTTESVILLE EAST, VA.)** Date or period _____
 Original owner _____ Architect/builder/craftsmen _____
 Original use _____
 Present owner _____ Source of name _____
 Present owner address _____ Source of date _____
 Present use _____ Stories _____
 Acreage _____ Foundation and wall const'n _____

Roof type _____

State condition of structure and environs **AVELAGE/POOR**

State potential threats to structure _____
 Note any archaeological interest _____

Should be investigated for possible register potential? yes ___ no

Architectural description (Note significant features of plan, structural system and interior and exterior decoration, taking care to point out aspects not visible or clear from photographs. Explain nature and period of all alterations and additions. List any outbuildings and their approximate ages, cemeteries, etc.)

**BRICK (5 COURSE AMERICAN BOND);
 3 STORIES; FLAT ROOF; 6 BAYS WITH SMALL
 6 BAY ADDITION TO EAST. COMMERCIAL
 VERNACULAR. C. 1900. ENTRANCES IN
 FIRST AND FOURTH BAY FROM WEST. 2
 LARGE PLATE GLASS REPLACED WINDOWS ON FIRST
 STORY. 3/4 LOUVERED ON SECOND AND THIRD
 STORIES. L-SHAPED ELEVATOR SHAFT
 PROJECTS ABOVE ROOF LINE BETWEEN FOURTH
 AND FIFTH BAYS FROM WEST. COLONIAL REVIVAL
 ENTRANCE**

Interior inspected? **NO.**

Historical significance (Chain of title; individuals, families, events, etc., associated with the property.)



APRIL 1980
Date

WA

MARGARET JAMES
Name, address and title of recorder

This section contains a large grid for drawing a site plan. The grid is approximately 20 units wide and 35 units high. There are two small vertical tick marks on the left side of the grid, about one-third and two-thirds of the way down.

Site plan (Locate and identify outbuildings, dependencies and significant topographical features.)

This section contains a large grid for drawing a plan. The grid is approximately 20 units wide and 35 units high. It is currently blank.

Plan (Indicate locations of rooms, doorways, windows, alterations, etc.)

Sources and bibliography
(Books, articles, etc., with bibliographic data.)

Primary sources (Manuscript documentary or graphic materials; give location.)

Names and addresses of persons interviewed

28-104 ✓

~~29111~~
153,8150,65 (7790)

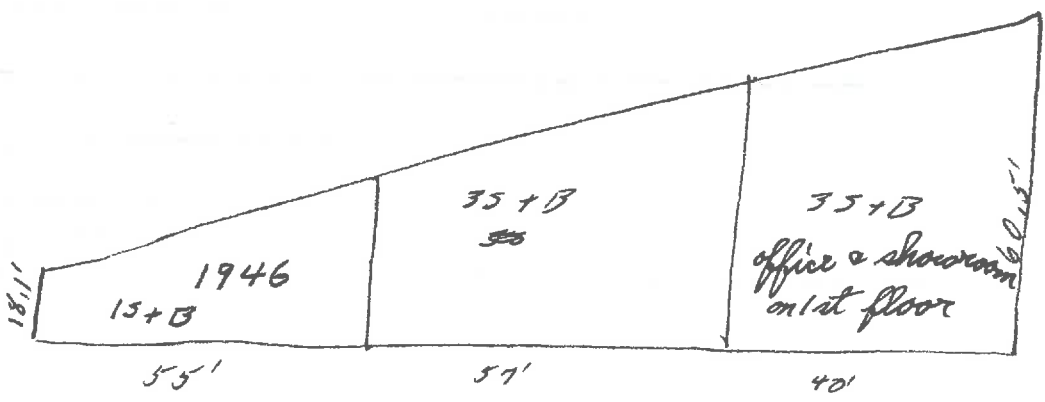
100 E. South St

B-4

#513

- (407 Water St)
- 422-515 M. Jack & Bruncett, Finchard 1981
 - 383-486 Triangle Net Associates 1977
 - 65-436 Ch' & Hdwr^{Co}, Inc 1929
 - R. P. Valentine
- plat 4-457, 19-480

3-5 + base.
 (for 18)
 brick found. & walls, comp. shingle roof
 built 1906-1910, see inside
 1978 - near loading dock



Sanborn —

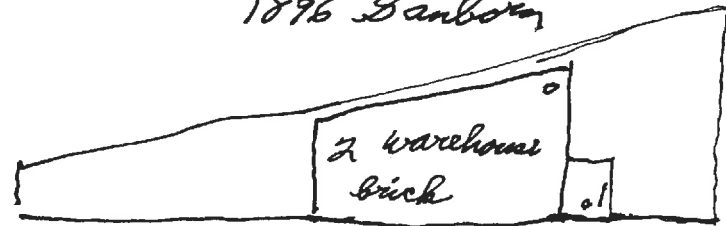
~~1820~~
~~1870-1880~~

W $\frac{2}{3}$ by 1907,

E $\frac{1}{3}$, brick over underblock, 1-storey, 1929-57

Michie Bro. Co. 2/1920

1896 Sanborn



windows at both levels

1877 map - something at corner, prob. not this bldg

1891 Sanborn - house on 1st St at corner (prob. same as 1877)

∴ old warehouse built ¹⁸⁹¹⁻¹⁸⁹⁴ ~~1891-1896~~

replaced w/, or incorporated into, new warehouse ¹⁸⁹⁹ ~~1896-1907~~

Third storey added

1-storey wing

City Directories.

1910, '14, '24 Michie Broery Co.

1927 not listed

1929, '31 Ch' or Hdw warehouse (300 S 1st)

1936 — " Supply

Michie Grocery Co. - 1906 Progress, p. 28

wholesale grocery & produce

founded by James P. Michie in 1896,

sm store at 5th + Market

incorporated 1902

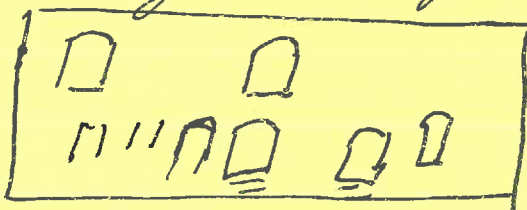
now on C & O RR - "spacious & handsome
brick structure"

~~(can't tell much from picture)~~

picture shows low 2-2 brick bldg on corner

c 3 1st storey, windows on rit side, nearer front 

facade: seg.-arched openings



(I drew this first, then compared it with my
drawing of Chi'ville Supply Bldg, & I believe it matches)

^{stepped}
parapets on ends of corbelled cornice stops

100 E. South St

383-486 Ch' & Hdw Co, Inc → Triple Net Associates

\$75,000

4/19/1977 153' on South St, back to RR

same as 65-436

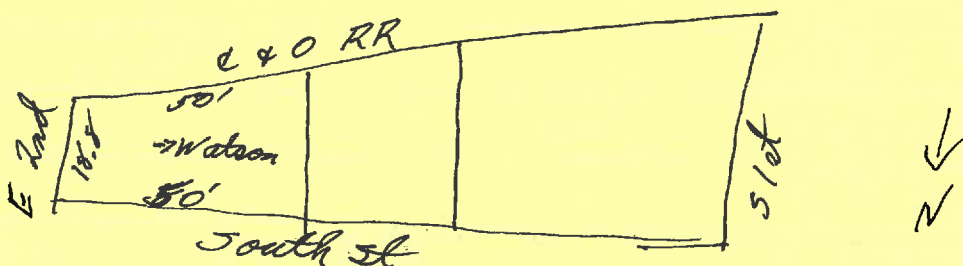
65-436 executors of est. of R. P. Valentine → Ch' & Hdw Co, Inc, #25,300

(WB 31-260)

6/18/1929 153' on South St, back to RR

western part of 4-456, 6/27/1894, for RH Wood, spec comm'r
all except Valentine → W Watson, 1908, 19-480

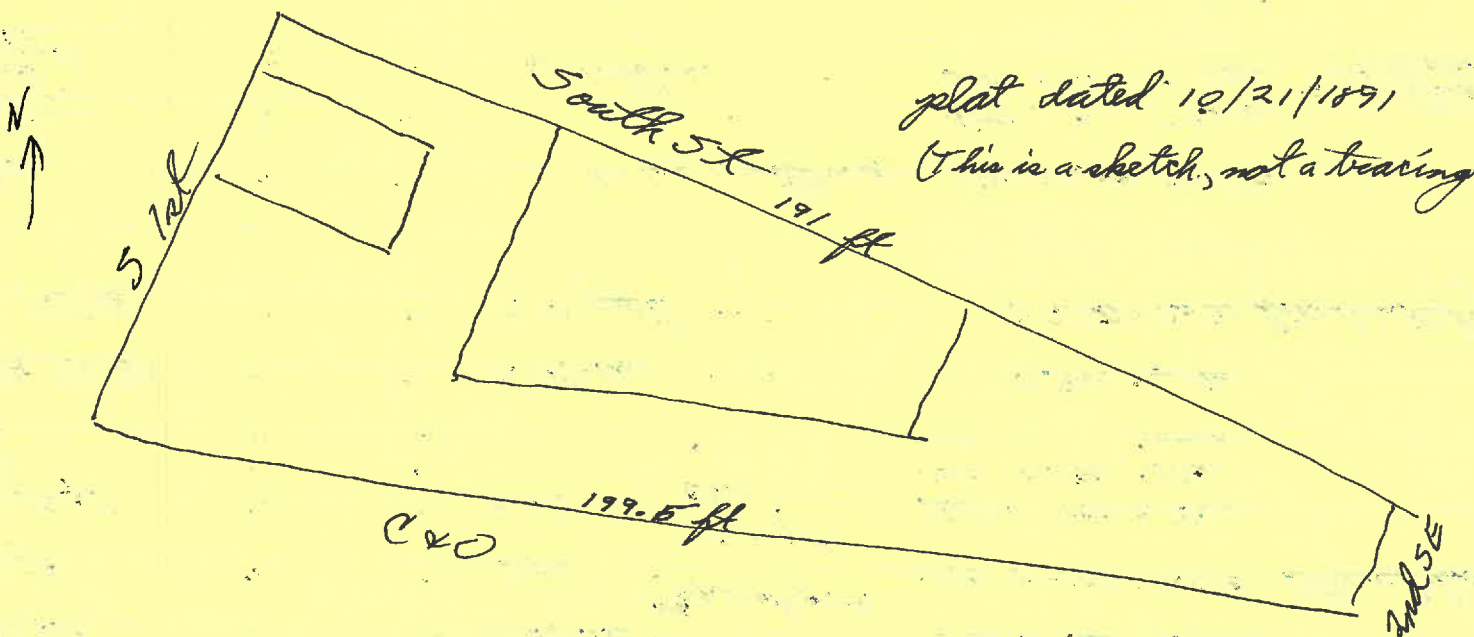
19-480
~~19-456~~



4-456

Look at bldg thoroughly before going farther

6/27/1894



RH Wood, Spec Comm'r in Bailey vs Prettlow → R. P. Valentine #806
> 1/3 acre on S side South St at E. corner 1st St

Look

Ch' out door - NW Barrett 2nd - bldg added for 1906

Tax

| | | | | | | |
|--------------|-----------------|--------------------|------------|-----------------------|--------------------|----------------------|
| 1893, 96, | 3 rd | Robt. P. Valentine | X 119+120 | 5 side South St | 3000+3000 = 6000 | for off W. street |
| " " | " | " | " | " | 500 + 1500 = 2000 | for Ann Bailey |
| 1897, 98 | " | " | X 118 | " | " + 0 = 500 | bldg. burned |
| 1898, 1900 | " | " | X 119+120 | " | 800 + 200 = 1000 | |
| 1900, 02 | " | " | X 108 | SE cor South & 1st | 500 + 2000 = 2500 | bldg added |
| 1901, 02, 05 | " | " | X 119 | W & E 2 nd | 1200 + 400 = 1600 | |
| 1906 | " | " | " | C & W | 1400 + 500 = 1900 | |
| 1911 | " | " | " | " | 1500 + " = 2000 | |
| 1894, 92, | " | " | X 119-120 | " | + 3000 = 4500 | |
| " 93, | " | " | X 118 part | " | + 2500 = 2500 | from Ann Bailey |
| 1906 | " | " | | SE cor South & 1st | 800 + 2000 = 2800 | |
| 1905, 03 | " | " | | " | 500 + " = 2500 | |
| 1909, 10. | " | " | | warehouse | 600 + " = 2500 | \$200 off by workman |
| 1911, 12, 15 | " | " | | warehouse | 1500 + 5000 = 6500 | |
| 1916, 19 | " | " | | " | " + 7500 = 9000 | |
| 1889, | 3 rd | Mrs. Ann E. Bailey | X 118 | 5 side South | + 300 = 500 | |
| 1890 | " | " | X 117 | " | " | |

SE corner South & 1st

SE corner South & 1st

L 108

L 118

~~L 118~~

~~scribbles~~

~~scribbles~~

~~scribbles~~

1887-92
1899-94
1895-96
1897-98
1900
1901-05
1906
1909
1911-15
1916-

~~scribbles~~
~~scribbles~~
500 + 1500
500 + 2000 = 2500 ^{new} bldg
" " "
800 + " = 2800
600 + " = 2600
1500 + 5000 = 6500
" + 7500 = 9000

200 + ~~300~~ = 500
200 + 2300 = 2500
~~400 + 1500 = 1900~~
500 + 0 = 500 (burned)
500 + 2000 = 2500
800 + " = 2800
600 + " = 2600
1500 + 5000 = 6500
" + 7500 = 9000

~~scribbles~~
1500
~~scribbles~~
+ 3000 = 4500
~~scribbles~~
500 + " = 6000
500 + 200 = 1000
" " "
1200 + 400 = 1600
1400 + 500 = 1900
~~scribbles~~
~~1500 + 500 = 2000~~
4

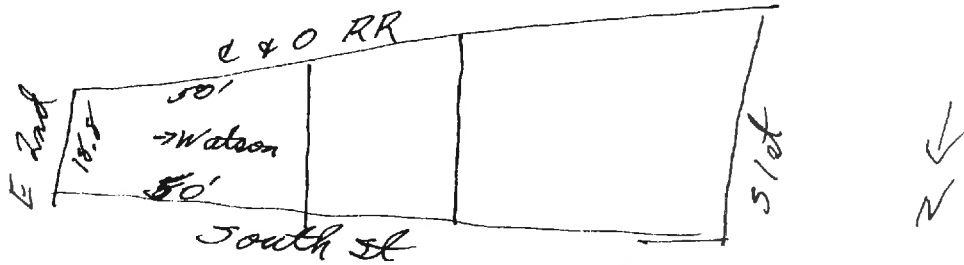
Must be house at corner of 1st St that burned ^{in 1894}: It is on 1891 Sanborn, not 1896; warehouse is not on 1891, but is on 1896.

100 E. South St

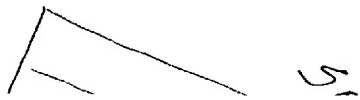
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 4/19/1977 153' on South St, back to RR
 same as 65-436

65-436 executors of est. of R. P. Valentine ^(WB 31-260) → Ch' or Hdw Co, Inc, \$25,300
 6/18/1929 153' on South St, back to RR
 western part of 4-456, 6/27/1894, for RHWood, spec common
 all except Valentine → W Watson, 1908, 19-480

19-480
~~65-436~~



4-456
 6/27/1894



plat dated 10/21/1891

band?
elevator tower only at front?
prob faced old bldg; see inside

E blank also 2 & 3

no interior brick part

Michie Grocery Co. - 1906 Progress, p. 25

wholesale grocery & produce

founded by James P. Michie in 1896,

sm store at 5th + Market

incorporated 1902

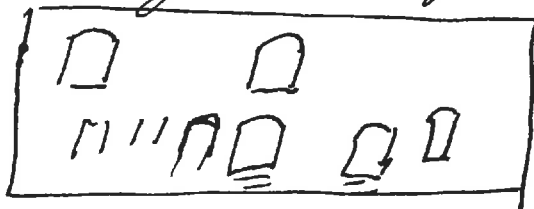
now on C & O RR - "spas" "spacious & handsome
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c 3 1st storey, windows on rit side, nearer front □ □ □

facade: seg-arched openings



(I drew this first, then compared it with my
drawing of Chi'ville Supply Bldg, & I believe it ~~matches~~

^{stepped}
parapets on ends w/ corbelled cornice tops

Ch' of Hdw - NW Bennett 2nd - bldg added for 1906

Tax

| | | | | | | |
|----------------|-----------------|--------------------|------------|--------------------|--------------------|---------------------------|
| 1893, 96 | 3 rd | Robt. P. Valentine | X 119+120 | 5 side South St | 3000 + 3000 = 6000 | fr diff W. entrance |
| " " | " | " | " | " | 500 + 1500 = 2000 | fr Ann Bailey |
| 1897, 98 | " | " | X 118 | " | " + 0 = 500 | bldg burned |
| 1898, 1900 | " | " | X 119+120 | " | 800 + 200 = 1000 | |
| 1900, 02 | " | " | X 108 | SE cor South + 1st | 500 + 2000 = 2500 | bldg added |
| 1901, 02, 05 | " | " | X 117 | W & E. rd | 1200 + 400 = 1600 | |
| 1906 | " | " | " | CEW | 1400 + 500 = 1900 | |
| 1911 | " | " | " | " | 1500 + " = 2000 | |
| 1894, '92, '93 | " | " | X 119-120 | " | + 3000 = 4500 | |
| " '93 | " | " | X 118 part | " | + 2500 = 2500 | fr Ann Bailey |
| 1906 | " | " | | SE cor South + 1st | 800 + 2000 = 2800 | |
| 1905, 03 | " | " | | " | 500 + " = 2500 | |
| 1909, 10. | " | " | | warehouse | 600 + " = 2600 | \$200 off to work station |
| 1911, '12, '15 | " | " | | warehouse | 1500 + 5000 = 6500 | |
| 1916, '17 | " | " | | " | " + 7500 = 9000 | |
| 1889, '91, '92 | 3 rd | Mrs. Ann E. Bailey | X 118 | 5 side South | + 300 = 500 | |
| 1890 | " | " | X 117 | " | " | |

SE corner South 1st
L 108

SE corner South 1st
L 118

~~L 118~~

1889-92

~~200 + 300 = 500~~

~~1500~~

1893-94

~~2000 2000 2000~~

200 + 2300 = 2500

~~1500~~ + 3000 = 4500

1895-96

~~200 + 500 (burned)~~ 500 " = 6000

1897-98

500 + 0 = 500 (burned) 500 + 500 = 1000

1900

500 + 2000 = 2500 ^{new} bldg

" " "

1901-05

" " "

~~1200~~ + 400 = 1600

1906

800 + " = 2800

1400 + 500 = 1900

1909

600 + " = 2600

1911-15

1500 + 5000 = 6500

~~1500 + 500 = 2000~~

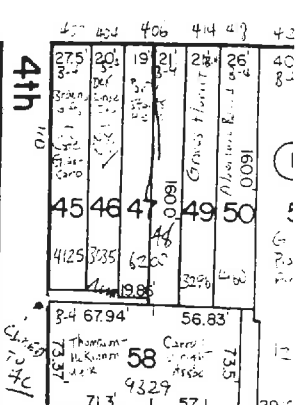
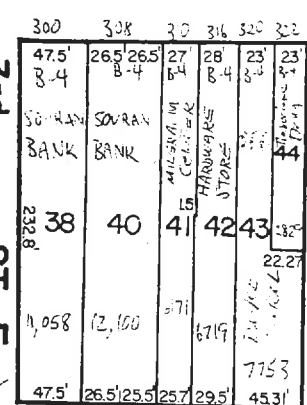
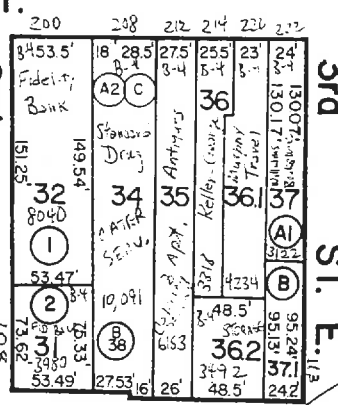
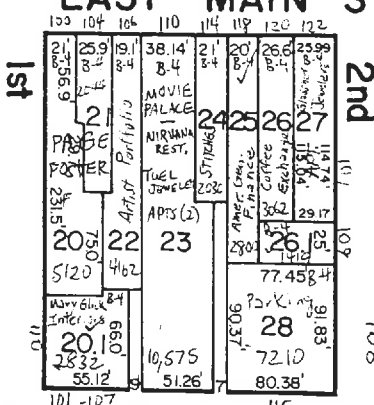
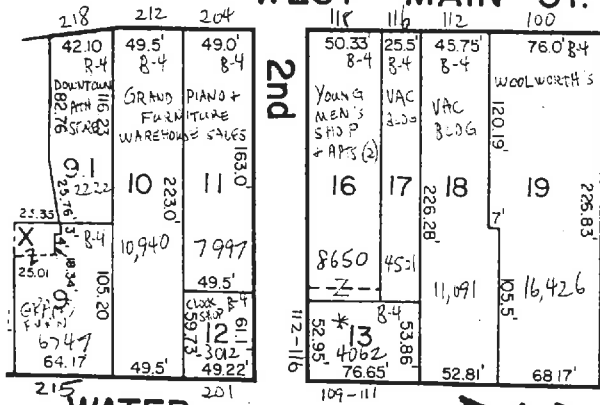
1916-

" + 7500 = 9000

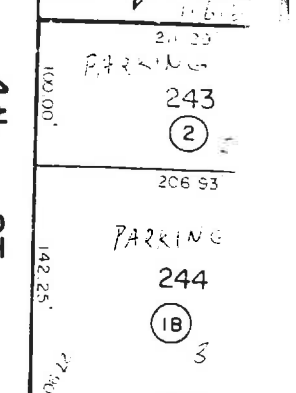
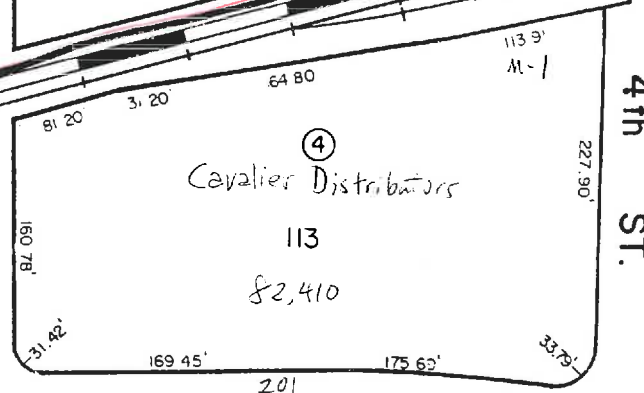
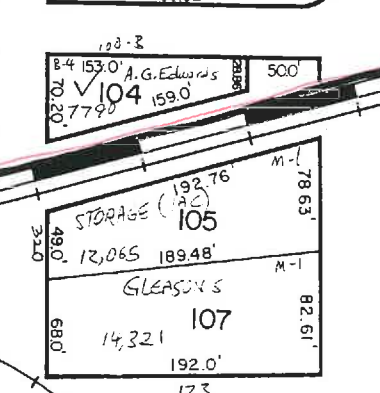
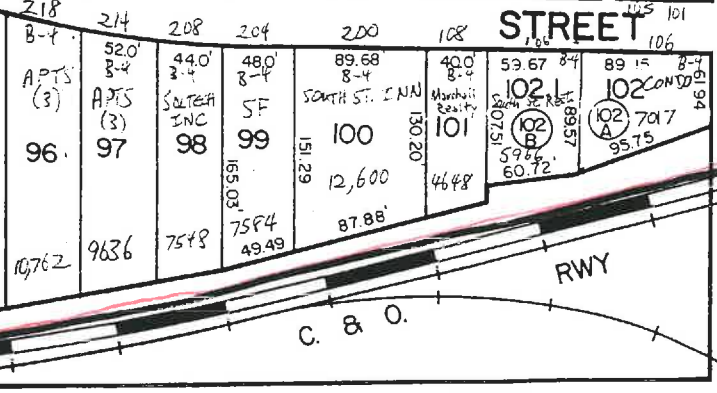
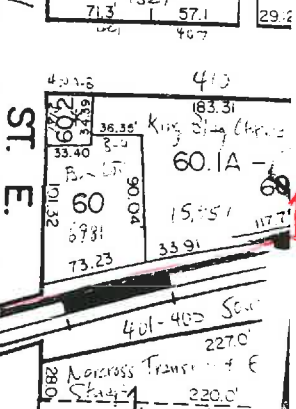
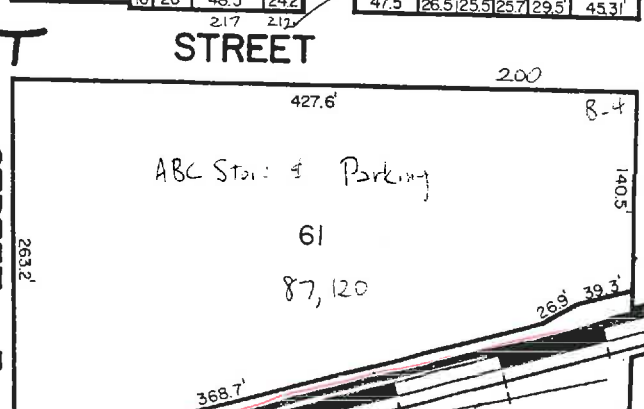
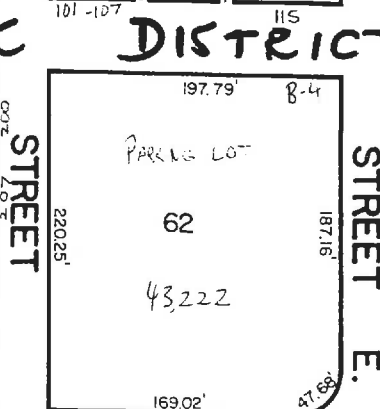
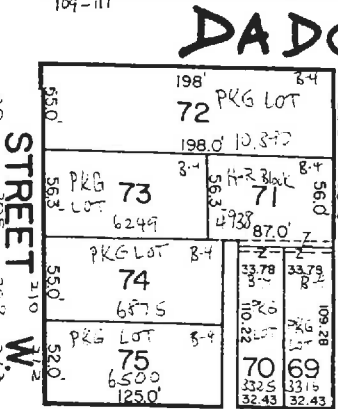
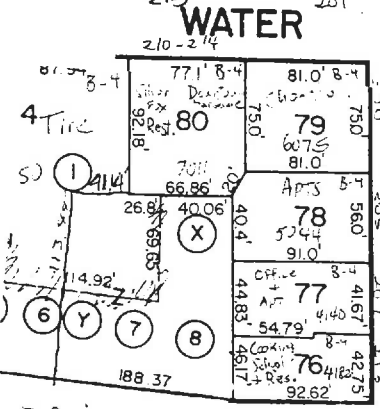
4

WEST MAIN ST.

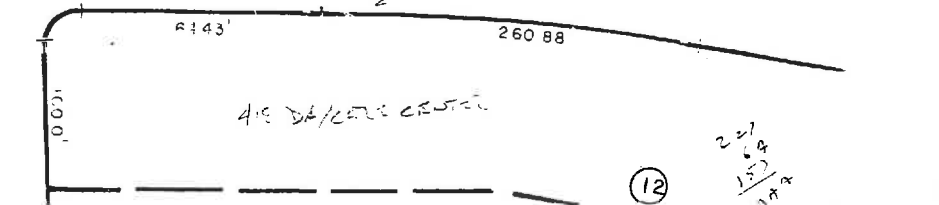
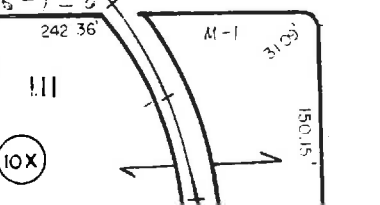
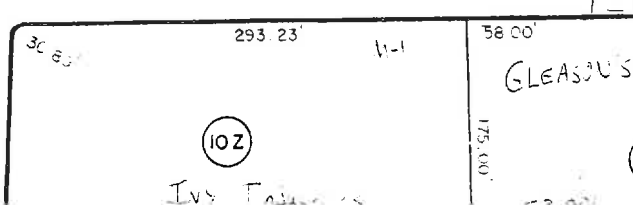
EAST MAIN ST.



DADC DISTRICT STREET



E. GARRETT



parapet 3 side, gutter on N

3-5, high found, stepped back
3 above water table

W - 5. v. am

2 rows iron slats at floor level
1st - 4 windows (2/2, plain) + facade
conc all

1 door

all seq. washed & irreg. yard
no stone

shed roof → rear

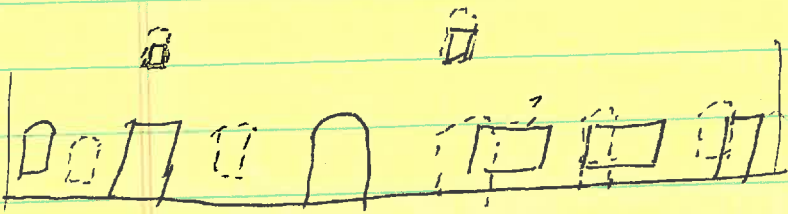
N - new 2 doors, 2 display wind,

1/2, seq. washed
1 wind, 1 warehouse door, all irreg. yard

ent W end: pilasters, frieze, cornice;

2 display wind near

cent. door, in seq. porch recess, now
orig flush



painted, tower esp.

gutters form cornice; → front
pl parapet

bond?
elevator tower only at front?
prob faced old bldg; see inside

E blank also 243

no interior brick partitions

* N (cont) - new wind upper levels -
4-l hinged metal w/ 3-l aluminum

sheer blocks covered in showroom

5 (recess) 5-c am
only E of 3 warehouse doors, seg ^{curved}
were seg-arched windows bet at 1st

(ivy & beams)
side both bays
& over doors at 2nd & 3rd (E+W ^{only})

- these remain, replaced,
3rd not seg-arched

17-bay

newer above 3rd - 5 ? W bay

brick on brick