

Architectural And Historic Survey



Identification

STREET ADDRESS: 111 East Main Street
 MAP & PARCEL: 33-248
 CENSUS TRACT AND BLOCK: 1-121
 PRESENT ZONING: B-4
 ORIGINAL OWNER: Thomas M. Farish
 ORIGINAL USE: Jewelry Store?
 PRESENT USE: Book Store
 PRESENT OWNER: NB Corporation
 ADDRESS: 123 E. Main Street
 Charlottesville, VA

HISTORIC NAME: Farish-Driscoll Building
 DATE / PERIOD: 1892
 STYLE: Victorian
 HEIGHT (to cornice) OR STORIES: 3, 1 storey
 DIMENSIONS AND LAND AREA: 27.5' x 100' (2750 sq. ft.)
 CONDITION: Good
 SURVEYOR: Bibb
 DATE OF SURVEY: Spring 1979
 SOURCES: City Records Mrs. Doris Driscoll Collins
 Sanborn Map Co. - 1886, 1891, 1896, 1907, 1969
 Alexander, Recollections of Early Charlottesville

Charlottesville City Directories

ARCHITECTURAL DESCRIPTION

Only this half remains of a 19th century duplex store building, but fortunately this half of the facade is complete in itself. It is three storeys tall and three bays wide. Construction is of pressed brick laid in stretcher bond on the facade and ordinary brick laid in 6-course American bond elsewhere. The entire facade above the storefront, trim and all, has been painted brick red. The storefront has recently been remodeled and is faced with vertical wooden siding. The entrance to the upper levels is at the left of the storefront, in the center of the original building. The complete building was five bays wide with paired windows in the 2nd and 4th bays and single ones in the 1st, 3rd and 5th bays. It is the 3rd, 4th and 5th bays that remain. Each bay is recessed between plain brick piers. Windows at the second level are double-sash, 1-over-1 light, a single window in each side bay (3rd and 5th) and a pair of narrow ones with fluted pilaster between them in the center bay (4th). They have rock-faced stone sills, and a band of rock-faced stone stretches across the entire facade at window-top level and serves as a common lintel. Windows at the third level are somewhat shorter with half-round transoms (now closed). Their flush round arches have decoratively pierced end blocks. There is a pair of narrow windows in the center bay with a fluted pilaster between them and their quarter-round transoms. The round arch in this bay lacks the decorative end blocks. Windows at this level also have rock-faced stone sills, and another band of rock-faced stone stretches across the facade, but is broken by the transoms. The facade is crowned by a projecting metal cornice on the parapet, with a frieze with decorated raised panels and egg-&-dart moulding, a band of moulding with a leaf design below the frieze, and one ornate cornice stop at the eastern end of the original building. A tar-&-gravel shed roof slopes gently to the rear. The second and third storeys extend back only half the depth of the building, and their rear walls and tin-clad.

HISTORICAL DESCRIPTION

In 1891 Thomas M. Farish acquired this lot and the adjacent one on the corner (City DB 2-485). Tax records indicate that he erected this building the next year, replacing one or two existing structures. Dr. Owen E. Driscoll purchased the eastern half (111 E. Main) from Farish's widow in 1908 (DB 19-200) and had his dental office on one of the upper levels. A number of businesses have occupied the store room over the years. The National Bank & Trust Co. purchased the building from Dr. Driscoll's daughter in 1969 (DB 308-66). The Farish family owned the western half of the building (107 E. Main) until 1915 (DB 27-468). It then passed through several hands before Albemarle Realty Company gave it a new facade c. 1950. The National Bank & Trust Co. acquired it in 1969 also (DB 305-287).
 Additional References: City DB 19-196, 376-53. (References for 107 E. Main: City DB 46-395, 59-348, 83-395, 116-303, 126-441, 182-144, 292-545, 297-248).

Company protests blocked demolition of buildings

By JAKE MOONEY
Daily Progress staff writer

D&R Development's owners said Tuesday that the Charlottesville City Council bowed to a small "special interest group" of preservationists in rejecting a plan to demolish four buildings on the city's Downtown Mall.

The company will put the buildings at 101, 105, 107 and 111 E. Main St. on the market "very soon," possibly as soon as today, D&R President Tim Slagle said. If the buildings remain unsold for a year, the company will be allowed to proceed with

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demolition.

Meanwhile, councilors hailed their decision Tuesday, saying it will promote a more creative development than the company had proposed, while at the same time preserving vital historic character.

The council voted Monday night to

allow demolition of 107 E. Main, all but the facade of 111 E. Main and a rear portion of 105 E. Main.

D&R had hoped to knock down all four buildings to make room for a retail, residential and office development project. The council's vote followed rulings by the

city's Board of Architectural Review against any demolition on the site.

The company had presented a revised proposal at Tuesday's meeting that involved saving the facade of 111 E. Main and incorporating certain design features of 101 and 105 into a new building on the rest of the site, but the council instead approved its own solution.

"Everybody's afraid that somebody might be angry with them," D&R co-owner Lee Danielson said, adding that council members "spend all their time looking for a compromise. They don't understand

See **BUILDINGS** on A9

Buildings

Continued from A1

there are some things where right is right, and the law is the law."

D&R officials contend that although the Downtown Mall is a historic-design district, the buildings in question are historically unremarkable and cannot be protected from demolition under city law.

"If you look at last night, it's a small group of people saying no," D&R co-owner Colin Rolph said. "The council represents the majority of the people, and not just one little group."

Most Charlottesville residents, Rolph said, "would much rather see a good, quality, smart development there than what is there now. Guaranteed."

But Councilor Maurice Cox called that claim "pure conjecture," adding, "We are in a position where we have to represent the public good, and the public has told us unequivocally that the preservation of the historic district is of importance to them."

Few opponents of the proposed demolition have argued that the individual buildings, which have stood largely vacant for more than 20 years, are historically valuable. Rather, they maintain that the structures contribute to the mall's overall historic character.

Cox said the council's restrictions on D&R's project will lead to a more creative development.

"I feel that the more the site has restraints, character, some level of history, the better their development will be," he said. "I know that we opened up new opportunities for them to see the site in a different way."

Councilor David J. Toscano dismissed suggestions Tuesday that he had buckled to pressure from preservationists.

"I think that if you were to survey preservationists today after the vote, none of them are very enthused about what we did," Toscano said. "We voted to demolish a building that many of them consider historic."

Still, Toscano called the possibility that D&R will wait a year and then knock down all four buildings "a real worry," adding, "That's why it's in the interest of both the council and the development team to develop a project that works sooner rather than later."

Councilors and BAR members are prepared to work with the company on whatever project it proposes for the site, Toscano said. Any such project would have to go before the BAR to go forward.

Danielson said waiting a year to proceed with development would cost the company upwards of \$200,000 in taxes, interest payments, lost opportunities and other costs, and Slagle added that such a delay is "clearly not the most desirable option."

But Danielson and Rolph also predicted they will be unable to sell the buildings, and claimed the city's restrictions will hurt their ability to get a sufficient return on their investment — at least 20 percent. The company bought the buildings at an auction in October for \$1.7 million.

"If I'm going to invest the money ... and get a 6 percent return, I'm going to go stick it in a CD for 12 months or 24 months, and I'm going to go and ... have a great time," Rolph said. "You think I'm going to go through all the hassle and headaches of [planning] a development like this for 6 percent?"

If city officials or preservationists want to dictate how the development is handled, Rolph said, "let them come forward and buy the buildings. It's a free country. Buy the buildings."



VIRGINIA HISTORIC LANDMARKS COMMISSION

File no. 104-72 A
Negative no(s). 25 (low 50s's)

SURVEY FORM

Historic name _____ Common name *Logos Book Store*
 County/Town/City *ALBEMARLE / CHARLOTTESVILLE*
 Street address or route number *111 E. MAIN ST.*

USGS Quad *Charlottesville, west* Date or period _____
 Original owner _____ Architect/builder/craftsmen _____
 Original use *Commercial* Source of name _____
 Present owner _____ Source of date _____
 Present owner address _____ Stories _____
 Present use *Commercial* Foundation and wall const'n _____
 Acreage _____ Roof type _____

State condition of structure and environs *Good*

State potential threats to structure _____
 Note any archaeological interest _____

Should be investigated for possible register potential? yes ___ no X

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.)

Painted brick (running bond). 3 stories. low pitched roof. Tin cornice. 3 bays. Italianate commercial, ca. 1880. Entrance to East. First floor altered twice: glass and metal changes, ca. 1950, wood frame, ca. 1970. all windows are 1 over 1 sash, double hung. Double windows appear in central bay, which is separated from end bays by engaged pilasters. Third floor windows are set within round headed arches, and are topped with fixed semi-circular lights.

Interior inspected? _____

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

Logos Bookstore (111 E)

376-53 NB Coys 1976
 308-66 NB & Tr Co 1969 \$70,000

?

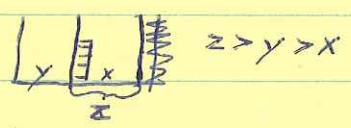
D. Collins

19-200 O Eyr + Doris Driscoll plat 19-198

"old"
 concrete found, brick walls, built-up flat roof
 2nd & 3rd vacant
 1st full
 1/2 basement =
 new store front 1978

prob built 1891-96 by Farish
 1896-1920-1969 Sanborn

1907: cross bet 1896 & 1920:



Farish-Driscoll

107
 owners: Farish 1892-1915 = 23 yrs

111
 Farish 1892-1908 = 16 yrs
 Driscoll 1908-1969 = 61 yrs

occupants: Whitney's

Mrs Collins not know age

Bitchell's front covered, not know when pictures?

~~308-66~~

Stacy's -> Logos (111 E)

308-66
1969

Doris Driscoll Collins (div) -> NB

19-200
3/3/1908

Nannie M. Farish, wid -> Owen E. Driscoll \$10,000

lot w/ brick mercantile & office bldg at 111 E Main
see plat

4' stairway in this bldg leads to 2nd storey of it &
adjoining, reserve right-of-way

15-83
1/30/1915
Nannie M. Farish, wid → James S. Fitzhugh & Charles Fitzhugh
2 bldgs 101-103-105 E Main
same as 19-196

1-196
12/1905
Louis T. Hankel, Jr, commr ^{8/1907} in Chancery cause of Nannie M. Farish vs Thos M Farish exr & others → Nannie M. Farish ^{\$23,500} at auction
4 bldgs & lots: 101, 103, 105, 107, 109, 111 E Main
89' x 105'

-260
1/1/1889
Thos F. Randolph → Thos M Farish \$200
his share of real estate at corner of Main & Green Sts which belongs to him and Ann M Randolph & her kin
"the ownership of same now being in controversy, in the suit to settle the estate of Wm F Farish..."

286
15/1889
Wm F Randolph → Thos M Farish \$200
his share in above property

-485
12/1/1891
Thos M Farish swaps Randolphs a farm in Alb Co for their house & lot on corner of Main & 1st St & \$1000
same as 2-435 (Verdant Lawn)

-435
1/29/1891
SV Southall, commr → Mrs Ann M. Randolph \$1400
life estate, then 1/2 to her kin, 1/2 to Julia SR (Mrs Thos M) Farish, 1/6 to Thos M Farish as assignee of Wm F Randolph, 1/6 to John Randolph, 1/6 to Walter Randolph
5/13/1891 compromise bet Ann M & John T Randolph & kin, & RTW Duke, ^{partn} of Wm F Farish exr, re: lot at Main & Green Sts

How can I be over
 how much this includes?
 101-105? more? other bldg?

107-111 E

	(est 1908-)		
1907, 08	Thos M. Farnish	107-111 E	7500 + 7000 = 8500
1909, 10	Hannie M "	107 E	800 + 3500 = 4300
1911, 12, 13, 14, 15	" "	" "	1500 + 3000 = 4500
1916	Hollis Rinehart	"	2500 + 4000 = 6500 for Farnish

18

1909, 10	OE Driscoll	111 E	700 + 3500 = 4200
1911, 12, 13, 14, 15	" "	" "	1500 + 3000 = 4500
1916	" "	" "	3000 + 4000 = 7000

1892 1888	Thos M Farnish	L 24 (Main)	+ 3500 = 4000	for A E Randolph & Co
1893, 94	" "	" "	+ 8000 = 9000	"
1889, 91	nl			

1889 2nd William E. Randolph & son 274 +4500 = 5000
 1890 " " " " +4000 = 6000
 1891 " " " " +3500 = 4000
 1892 nl

1894 (Favish) 1000 + 8000 = 9000

1907-08 #101-105 1500 ^{old house} + 3000 = 4500
 #107-111 " ^{present} + 7000 = 8500 } 3000 + 10,000 = 13,000

1872-78 Randolph 1500 + 4500 = 6000
 1881 " ~~500~~ + " = 5000
 1885-88 " 1000 + 4000 = "
 1891 " Randolph 500 + 3500 = 4000
 1892 Favish ~~500 + 3500 = 4000~~
 1893-94 Favish 1000 + 8000 = 9000
 1907-08 Favish 1500 + 7000 = 8500

sounds as if selling off land
incl 101-105 E
this must be when new bldg added

1909-10 Favish 700 + 3500 = 4200 | 1909-10 Driscoll #700 + 3500 = 4200

3 storey, 3 bay

pressed, stretcher, painted brick red (everything)

new storefront w/ vert wood siding
ent to upper levels at left

each bay recessed bet pil pieces at 2nd & 3rd
windows; 2nd, side bays: 1/1


" cent " : pr narrow 1/1 w/ fluted pilaster bet
3rd, side " : 1/1 w/ semi-circ transom (closed)
round arch w/ incised dec steps

" , cent bay; pr narrow 1/1 w/ 1/4-circ tran (cl)
fluted pilaster bet, round arch, no steps

3rd + tran = ht 2nd

inst stone sill ^{for each window or pr} each bay everywhere

" " bands across entire facade from lintel
at 2nd level & are interrupted by windows at 3rd

very ornate entab: ^(leaf) dec architrave, raised dec panel
on fringe, egg & dart ^{below dec} cornice, gorgeous dec cornice
steps (left one missing) 

~~406 E~~ 107-111 E

to French rd 1888, 81, 78

1888, 85 and Ann E Randolph & Son	223424	+ 4000 = 5000
1881	" " "	+ 4500 = "
1878, 75, 72	" " "	" = 6000

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Identification

STREET ADDRESS: 111 E. Main Street	HISTORIC NAME: Farish-Driscoll Building
MAP & PARCEL: 33-248	DATE / PERIOD: 1892
CENSUS TRACT AND BLOCK: 1-121	STYLE: Victorian
PRESENT ZONING: B-4	HEIGHT (to cornice) OR STORIES: 3,1 storey
ORIGINAL OWNER: Thomas M. Farish	DIMENSIONS AND LAND AREA: 27.5' x 100' (2750 sq. ft.)
ORIGINAL USE: Jewelry Store?	CONDITION: Good
PRESENT USE: Book Store	SURVEYOR: Bibb
PRESENT OWNER: NB Corporation	DATE OF SURVEY: Spring 1979
ADDRESS: 123 E. Main Street Charlottesville, Virginia	SOURCES: City Records Mrs. Doris Driscoll Collins Sanborn Map Co. - 1886, 1891, 1896, 1907, 1969 Alexander, <u>Recollections of Early Charlottesville</u>

Charlottesville City Directories

ARCHITECTURAL DESCRIPTION

Only this half remains of a 19th century duplex store building, but fortunately this half of the facade is complete in itself. It is three storeys tall and three bays wide. Construction is of pressed brick laid in stretcher bond on the facade and ordinary brick laid in 6-course American bond elsewhere. The entire facade above the storefront, trim and all, has been painted brick red. The storefront has recently been remodeled and is faced with vertical wooden siding. The entrance to the upper levels is at the left of the storefront, in the center of the original building. The complete building was five bays wide with paired windows in the 2nd and 4th bays and single ones in the 1st, 3rd and 5th bays. It is the 3rd, 4th and 5th bays that remain. Each bay is recessed between plain brick piers. Windows at the second level are double-sash, 1-over-1 light, a single window in each side bay (3rd and 5th) and a pair of narrow ones with fluted pilaster between them in the center bay (4th). They have rock-faced stone sills, and a band of rock-faced stone stretches across the entire facade at window-top level and serves as a common lintel. Windows the third level are somewhat shorter with half-round transoms (now closed). Their flush round arches have decoratively pierced end blocks. There is a pair of narrow windows in the center bay with a fluted pilaster between them and their quarter-round transoms. The round arch in this bay lacks the decorative end blocks. Windows at this level also have rock-faced stone sills, and another band of rock-faced stone stretches across the facade, but is broken by the transoms. The facade is crowned by a projecting metal cornice on the parapet, with a frieze with decorated raised panels and egg-&-dart moulding, a band of moulding with a leaf design below the frieze, and one ornate cornice stop at the eastern end of the original building. A tar-&-gravel shed roof slopes gently to the rear. The second and third storeys extend back only half the depth of the building, and their rear walls and tin-clad.

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In 1891 Thomas M. Farish acquired this lot and the adjacent one on the corner (City DB 2-485). Tax records indicate that he erected this building the next year, replacing one or two existing structures. Dr. Owen E. Driscoll purchased the eastern half (111 E. Main) from Farish's widow in 1908 (DB 19-200) and had his dental office on one of the upper levels. A number of businesses have occupied the store room over the years. The National Bank & Trust Co. purchased the building from Dr. Driscoll's daughter in 1969 (DB 308-66). The Farish family owned the western half of the building (107 E. Main) until 1915 (DB 27-468). It then passed through several hands before Albemarle Realty Company gave it a new facade c. 1950. The National Bank & Trust Co. acquired it in 1969 also (DB 305-287). Additional References: City DB 19-196, 376-53. (References for 107 E. Main: City DB 46-395, 59-348, 83-395, 116-303, 126-441, 182-144, 292-545, 297-248).



Bibb/Spring 1979

IDENTIFICATION

Street Address: 101-105 E. Main Street
 Map and Parcel: 33-251, 33-250
 Census Track & Block: 1-222
 Present Owner: NB Mortgage Corporation
 Address: 123 E. Main Street
 Present Use: Bakery; Women's Clothing Store
 Original Owner: 101 - P. F. and L. R. Payne
 105 - W. L. Flannagan & O. T. Allegree
 Original Use: unknown; Men's Clothing Store

BASE DATA

Historic Name:
 Date/Period: 1916
 Style: No Identifiable Style
 Height to Cornice:
 Height in Stories: 3
 Present Zoning: R-4
 Land Area (sq.ft.): 101 - 22.6' x 100' (2260 sq. ft.)
 105 - 19.5' x 100' (1950 sq. ft.)
 Assessed Value (land + imp.):

ARCHITECTURAL DESCRIPTION

This very simply detailed 3-story duplex, 4 bay building was built according to the specifications of different purchasers. The eastern half is slightly narrower, making its two bays somewhat compressed. Construction is of pressed brick laid in stretcher bond on the facade, and ordinary brick laid in 6-course American bond on the sides and rear. The tile-faced western (#101) storefront is probably original. It has a recessed entrance with double doors and a 3-light transom and is topped by a simple cornice. The eastern (#105) storefront has been modernized with rough wooden vertical siding reaching up to the second-story windowsills above a bellcast hip/pent/roof covered with composition shingles. Windows are grouped two in each bay and are the same height at both second and third levels. They are double-sash, 1-over-1 light, with concrete sills linking the two windows in each bay and bands of concrete extending across the entire facade serving as common lintels. The plain concrete-capped parapet has corbeled brick brackets and long corbeled cornice stops at each end and between the two sections of the building. There is a single wide inset panel above each section. A marble tablet in the center of the eastern panel has the inscription, "Allegree-Flannagan Building, 1916". Both sections have tar-&-gravel shed roofs sloping to the rear, but the roof level of the eastern section is lower, and its third story extends back only a short distance. The first bay of the west side elevation on First Street is identical to the facade. The final bay has no windows, but two segmental arched doors at the first level give access to the upper levels of both sections. The other six bays

HISTORICAL DESCRIPTION

of the side elevation have a half-round window with wagon wheel muntins at the first level and a pair of segmental arched windows (now closed) at the second and third levels, all with brick sills. The western (#101) store room still has its ornate patterned tin ceiling, cornice and frieze.

A 2-story gable roofed duplex brick building formerly stood on this site. It was built by John Marchent, probably in the 1850's, and later owned by the Farish family. W. O. Watson purchased it in 1915 (City DB 27-490), and in 1916 divided it into two lots and sold the larger corner lot to P. F. and L. R. Payne (DB 29-205) and the smaller eastern lot to W. L. Flannagan and O. T. Allegree (DB 29-202). This building was erected the same year, 1916, by the new owners, or possibly by Watson for them. The Paynes' 101 E. Main was sold in 1919 to the National Bank and Trust Company which occupied it for about a year while its new building was under construction. Jefferson-Lafayette

GRAPHICS

Theatres, Inc., owned the building from 1931 until 1966 (DB 73-342, 274-315). National Bank & Trust Company repurchased it in 1969 (DB 308-64). It housed the Economy Bakery in the 1920's, the Metropolitan Restaurant in the 1930's and 1940's, and Gleason's Bakery from 1952-1972. Flannagan and Allegree owned 105 E. Main for 22 years before selling to E. J. Perkins in 1938 (DB 96-474). Sadie Rubin bought it from Perkins's estate in 1946 (DB 127-391) and sold it to the National Bank & Trust Co. in 1969 (DB 307-244). The James E. Irvine Co., a men's clothing store in which Allegree was a partner, occupied it until the 1930's. Then it housed Reed's Milinary in the 1940's and The Music Center in the 1950's and early 1960's. Additional Deed References: DB 42, 431, 51-475, 376-53.

CONDITIONS

Good

SOURCES

City Records
 Kemper Sims
 Alexander, Recollections of Early Charlottesville
 Sanborn Map. Co. - 1896, 1907, 1920, 1969
 Charlottesville City Directories

NOTES ON THE HISTORICAL SIGNIFICANCE OF THE FARISH-DRISCOLL BUILDING AND THE ALLEGREE-FLANNAGAN BUILDING

Over the past several weeks, interest in two potentially threatened buildings on the Downtown Mall – 101-105 East Main Street (the Allegree-Flannagan Building) and 111 East Main Street (the Farish-Driscoll Building) – has led to a number of inquiries of the Historical Society about the history of these structures. This report is in direct response to these inquiries. For more detail about the architectural significance of the buildings, individuals should contact W. Douglas Gilpin, Jr., AIA, partner in the local architectural firm Dalgliesh, Eichman, Gilpin and Paxton.

WHAT DO WE MEAN BY “HISTORIC?”

In beginning any discussion of the historic nature of a structure, one must first define what is meant by “historic.” Does any building of a certain age or architectural style qualify as historic? Or is it rather a building’s association with notable individuals which make it historically significant (the “George Washington slept here” school of thought)? Certainly both of these are contributing characteristics to the significance of any structure. There is, however, another important contributing factor to the historical significance of a building – what it teaches us about the broader history of our community. Historic buildings remind a community of where it has been, and of the people who shaped it. They provide a sense of place and continuity. The Farish-Driscoll Building and the Allegree-Flannagan Building, commercial buildings of the late nineteenth and early twentieth century, serve as tangible reminders of the long tradition of the downtown business district, the oldest business district in Charlottesville. Both buildings are closely associated with pioneers of Charlottesville’s business community, men who were instrumental in the economic development of a small southern town into a city touted as “the Athens of the South.”

CHARLOTTESVILLE IS MORE THAN THOMAS JEFFERSON

It has long been recognized that one of Charlottesville’s greatest assets is its history. Thousands of tourists flock to Monticello and the University of Virginia each year. It is false, however, to think that history-minded tourists are only interested in Thomas Jefferson and his era. As the Historical Society’s programs attest, people are interested in Charlottesville’s history *across* time periods, even into the mid-twentieth century. The popularity of the Society’s walking tours, and especially the Spirit Walk, point to this. In fact, the most popular Twilight Tour of last summer focused on the Main Street businesses and buildings of the 1920s; this tour attracted even more people than the Jeffersonian and Civil War tours. The two buildings now threatened by demolition, the 1892 Farish-Driscoll Building and the 1916 Allegree-Flannagan Building, were on the tour as excellent examples of local commercial architecture and tangible reminders of the early business leaders who were instrumental in the economic development of the city.

It is notable that the Jeffersonian tour was considerably hampered by the sad fact that next to nothing remains downtown of the physical environment contemporary to Thomas Jefferson. The Historical Society has long labored under the disadvantage of this missing architecture, offering Jeffersonian tours which spend a good deal of time talking about "what used to be here." The tours focusing on the late nineteenth and early twentieth century, by contrast, were firmly anchored by the old commercial buildings of the Downtown Mall. By placing early twentieth-century photographs in the windows of these buildings (including the Farish-Driscoll Building), tourists and residents alike were able to see for themselves the continuous tradition of Charlottesville's downtown business district. As part of that tradition, both the Farish-Driscoll Building and the Allegree-Flannagan Building make significant contributions to the historic character of the Downtown Mall.

THE FARISH-DRISCOLL BUILDING (111 EAST MAIN STREET)

Built in 1892 by Thomas M. Farish, only the eastern half (111 East Main) of this Victorian duplex remains; the façade of the western half (107 East Main) was completely replaced c.1950. Today the Farish-Driscoll Building houses the Wachovia Human Resources Department. The lower half of the façade is obscured by wooden siding, but the upper half is remarkably well-preserved, boasting a decorative painted metal cornice and ornamental frieze. The building originally housed the jewelry stores of C.R. Nichols and R.B. Henneman; dentist W.W. Moss had an office above (109 East Main). By 1900 James E. Irvine had moved his men's clothing store into the building. He remained there until 1912, when William C. Payne's music store moved in. Dr. Owen Driscoll purchased this half of the duplex in 1908, and ran his dental office on an upper floor (109) for the next thirty years. A succession of groceries, clothing stores, and specialty shops have occupied the building since (see Appendix A).

THE ALLEGREE-FLANNAGAN BUILDING (101-105 EAST MAIN STREET)

The Allegree-Flannagan Building was built in 1916 by O.T. Allegree and W. L. Flannagan. The building's impressive size, spacious interior, and fashionably simple architecture attracted James Irvine and William Payne, both of whom moved their businesses there as soon as it was completed (see below). By 1922, the western half of the duplex (101) had become a bakery. Remarkably, that space has housed a bakery of some sort, without major interruption, for seventy-six years, down to the present day. By 1933 James Irvine's clothing store no longer occupied the eastern half of the building, and the Southern Auto Supply Co. had taken its place. The space was occupied over the next several decades predominantly by women's clothing stores. Today the western half of the duplex houses Antojitos' Bakery; the eastern half, the McDevitt Street Bovis construction office (see Appendix B).

PIONEER MERCHANTS AND CIVIC LEADERS

Dozens of local citizens have been associated with the Farish-Driscoll Building and the Allegree-Flannagan Building over the years, but for purposes of illustration, we will focus on two of the most prominent merchants. William C. Payne and James E. Irvine were pioneers of Charlottesville's business community and important civic leaders in the early years of the twentieth century. In an age when economic boosterism went hand-in-hand with a sense of civic responsibility, Payne and Irvine not only ran two of Charlottesville's best-known businesses, but also held elected office, served in the military, and participated in charitable causes. These two men are linked not only by their common love for their community, but also by the threatened buildings themselves, both of which housed W. C. Payne's music shop (Farish-Driscoll, 1912-1916; Allegree-Flannagan, 1916-c.1920) and James E. Irvine's men's furnishings shop (Farish-Driscoll, 1900-1912; Allegree-Flannagan, 1916-1933). The lives of these men, inextricably linked with the historic fabric of today's Downtown Mall, have much to teach us about business, leadership, and community responsibility.

William C. Payne's Pianos and Organs

The older of the two men, William C. Payne, came to Charlottesville in 1856 to open a grocery store in what was then a small town of about 2,600 people. When the Civil War began, he enlisted in Company A of the 19th Virginia Infantry, the Monticello Guards. He was blinded by typhoid fever in 1862, and was nursed back to health in a private residence; it was said that his commanding officers, unable to locate him, reported him as dead. Payne later recovered his sight, and came back to Charlottesville to reopen his grocery business. In 1885 he went into the music business, and his highly successful store sold pianos, organs, and other musical instruments for about thirty-five years. Payne's establishment is intimately connected to the 100 block of East Main, having occupied three different buildings on the same block, including both of the buildings now threatened. In 1906, the *Daily Progress Historical and Industrial Magazine* described Payne's store when it still occupied the old post office building, where the Wachovia headquarters stands today (see figure 1):

Music delights the heart of every one especially when coming from a finely tuned instrument and among those engaged in the musical instrument business is Mr. W.C. Payne whose handsome store is located in the old Postoffice [sic] building on East Main street. The structure is a most [c]ommodious one containing 3,000 square feet of floor space, every inch of which is needed for the extensive line of goods handled. Mr. Payne deals in pianos, organs, and small musical instruments handling only the best grades manufactured. It has always been his rule to buy direct from the factories. His specialties are the "McPhail," Bush & Gerts," Crown," "Smith & Bartons" and in the way of organs the "Estey," "Newman Bros" and "Needham" also the celebrated Victor Talking Machine which is the best in the market.

Payne had moved his business into the Farish-Driscoll Building in 1912, when James Irvine's shop moved out; and four years later, when the new Allegree-Flannagan

William C. Payne (r) and James Perley in front
of Payne's store, then located in the old
post office building, c.1906
(Albemarle County Historical Society
Collection)

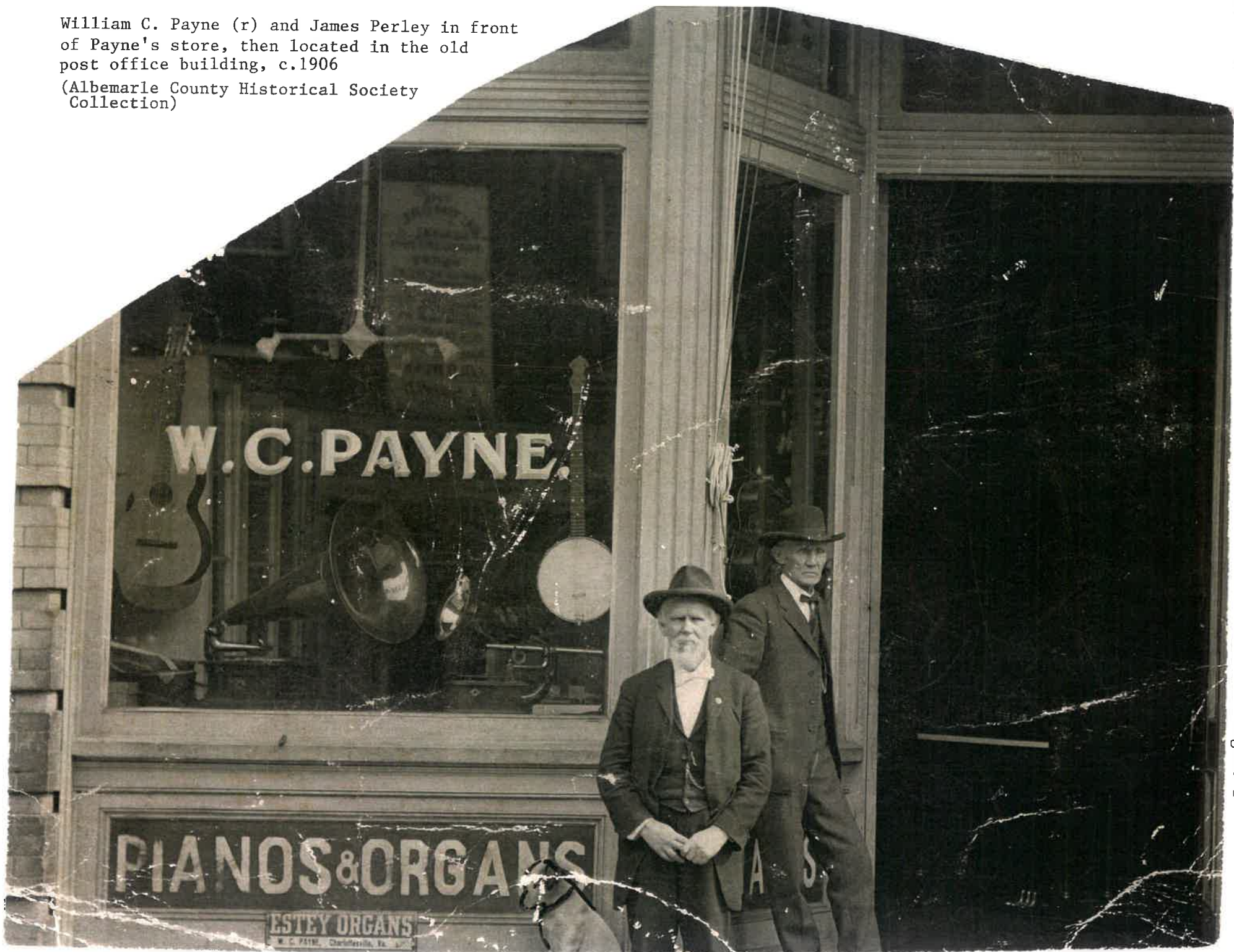


Figure 1

Figure 2



William C. Payne, with 19th VA battle flag, at Confederate veterans' march in Washington D.C., 1917 (Albemarle County Historical Society Collection)

Building was completed, he moved into the western half of the building just as Irvine was moving his shop into the eastern half. At that time his sons William C., Percy F., and L. R. Payne took over the running of the business, now called W. C. Payne and Sons. Four years later, on July 20, 1920, William Payne died at the age of 81.

William Payne, according to the front-page obituary run in the July 21, 1920 *Daily Progress*, was a “Confederate veteran, retired merchant, and one of the most beloved residents of Charlottesville... a man of sterling character and one of the most highly esteemed citizens of the city, enjoying the respect of all who knew him.” His list of accomplishments and offices was considerable: member of the Monticello Guards (see figure 2); trustee of a charitable hospital; town alderman for several years, prior to Charlottesville’s incorporation as a city in 1888; member of the committee to study possible incorporation as a city; member of the first City Council; City Superintendent of the Poor; Director, Coal and Commission Corporation; and member of First Baptist Church, the Masons, and the Knights Templar. Payne was a man with a keen sense of duty to his community; the buildings associated with his decades as a local merchant and citizen serve to remind us of this admirable characteristic.

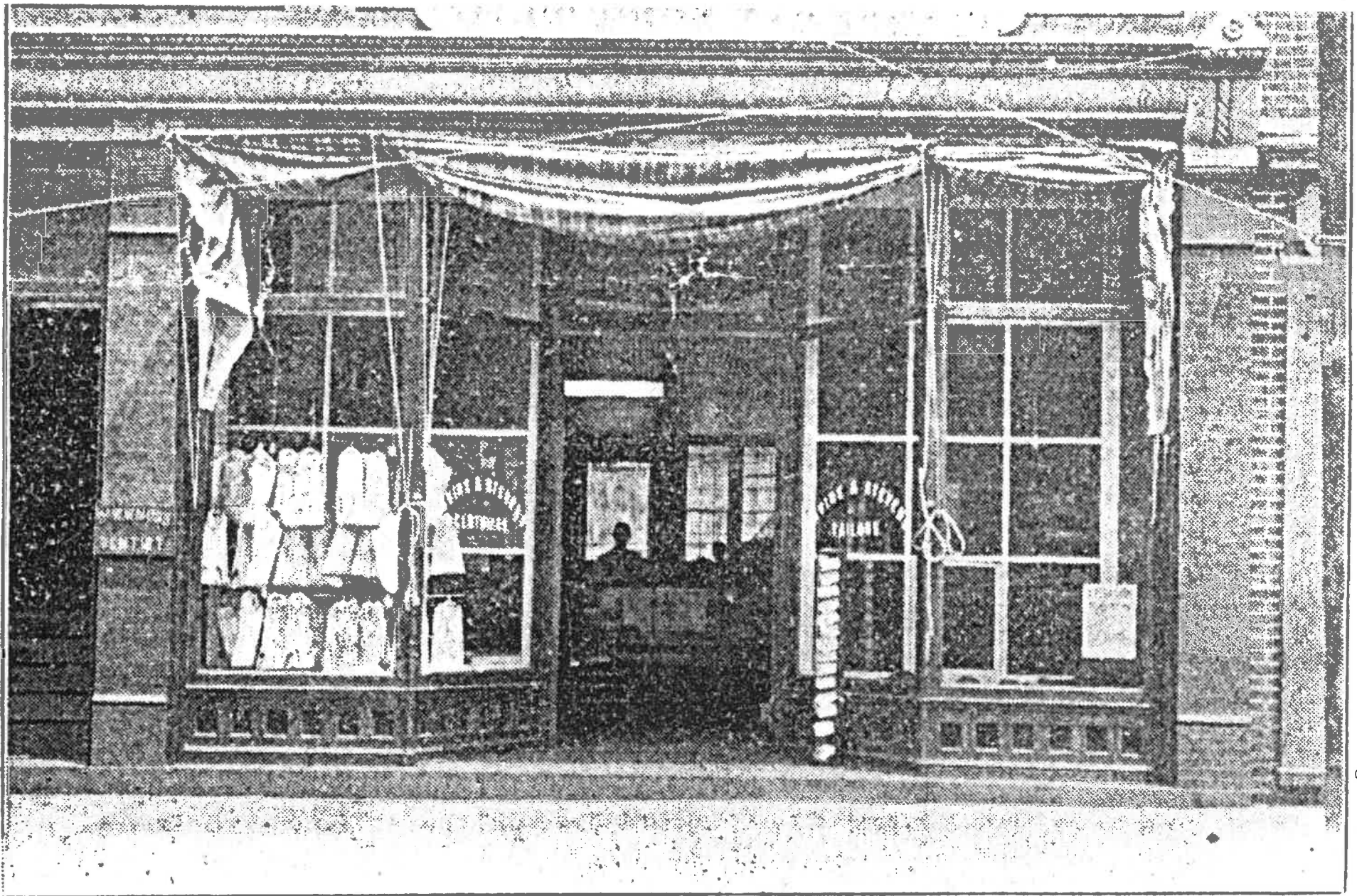
The James E. Irvine Co. (Incorporated)

James Irvine was a generation removed from William Payne, but was similarly a leader in both the business community and the community at large. Irvine arrived in Charlottesville in 1883. He was a salesman for fifteen years, then in 1892 he and Charles B. Stevens opened Irvine and Stevens, a store selling “men’s furnishings” at 223 East Main. The shop moved again two years later to 209 East Main, and then again in 1900 to the Farish-Driscoll Building, where it remained until 1912 (see figures 3 and 4). In 1902 the partnership dissolved, and the business became Irvine’s alone.

According to the 1906 *Daily Progress Historical and Industrial Magazine*, James Irvine’s store in the Farish-Driscoll Building was “one of the most elaborate clothing and men’s furnishings stores in Charlottesville, and one which is recognized as a leader.” The article goes on:

This emporium is one of the most spacious in the city, containing over 2,000 square feet of floor space, every inch of which is required for the immense stock carried. In addition to a most complete assortment of men's ready-to-wear garments [,] Mr. Irvine has a full line of men's high-grade furnishings, and also conducts a merchant tailoring business and enjoys an especially large and exclusive trade in all his branches. In his tailoring department he employs a large force of expert workmen who are constantly busy in turning out the latest modes and fabrics for the many customers. His stock is a large one, containing all the latest fads in imported woolens, and as he keeps fully abreast of the times, the output of Mr. Irvine's tailoring department is equal in every respect to the latest Paris and London creations. He also has a hat department in which all of the leading makes are carried.

Irvine moved his business again in 1912, this time to 107 West Main. Four years later, in 1916, the new and spacious Allegree-Flannagan Building was complete, and Irvine moved his expanding clothing business and haberdashery for the last time, settling



Irvine and Stevens, located in the Farish-Driscoll Building, c.1900 (1900 Daily Progress commercial supplement)

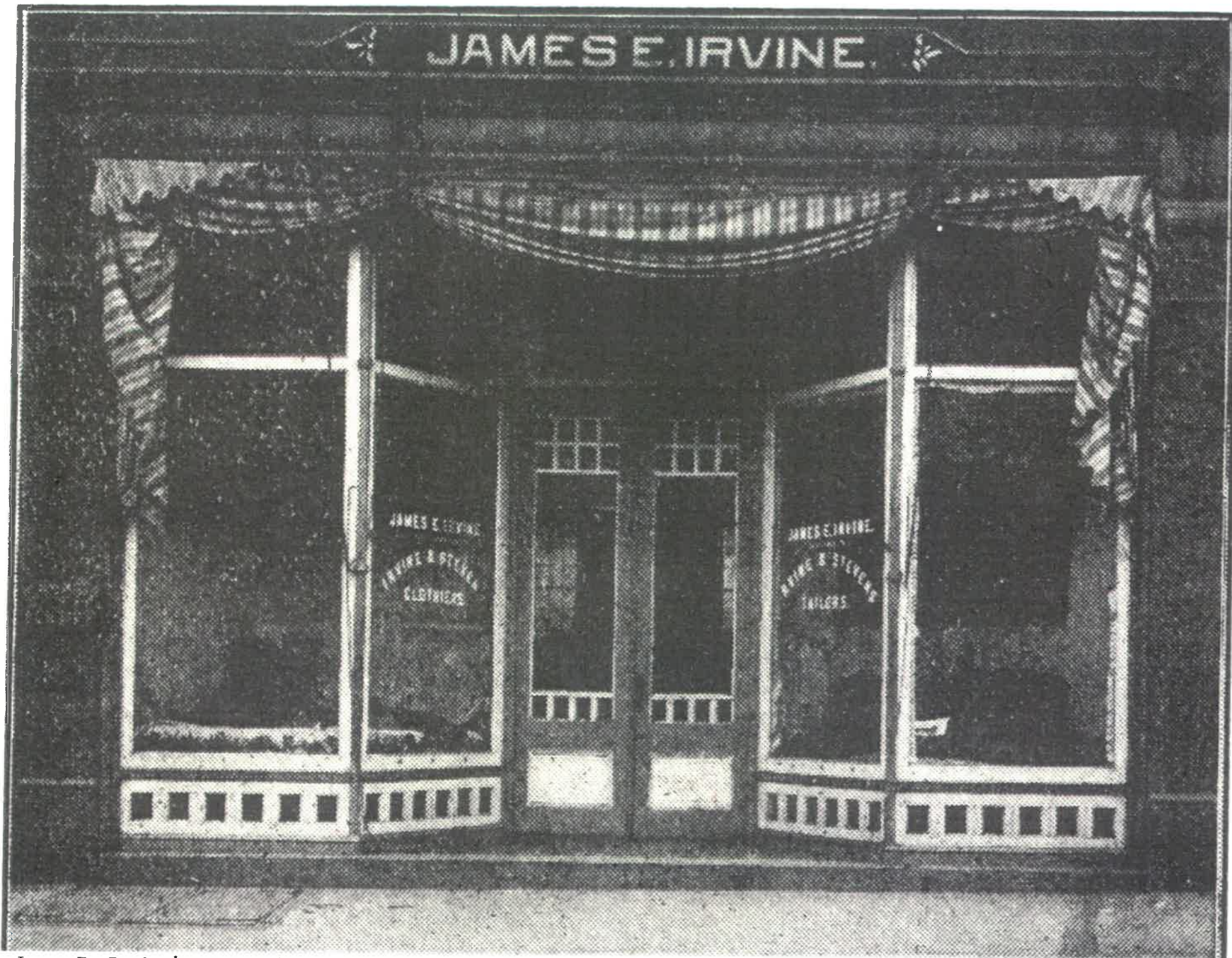


Figure 4

James E. Irvine's store, located in the Farish-Driscoll Building, 1906 (1906 Daily Progress Historical and Industrial Magazine)

in next to William Payne's music store. Irvine's store remained there for the next seventeen years, until it went out of business in 1933.

Even while Irvine was conducting his clothing business, he was involved in several other local business concerns. He was named a Director of the Chronicle Publishing Co. in 1887; and President of the Graves Coal Co. and First Vice President of the Charlottesville Silk Mills, both in 1903. Like William Payne, Irvine was an established community leader as well as a businessman. He was, like Payne, a member of the Monticello Guards; a Mason; and a City Councilor, serving in this capacity for several terms. He was also a Director of the Chamber of Commerce; a member of the Red Land Club; an elder in the Charlottesville Presbyterian Church; a member of the Rotary Club; and President and Director of the Young Men's Christian Association. When he died in 1948, the *Daily Progress* devoted nearly an entire column to his obituary.

CONCLUSION

Downtown Charlottesville has been a center of commerce for more than 150 years, and the historic buildings remaining on Main Street serve as a powerful reminder of this history. Visitors to the Downtown Mall are struck by the historic physical fabric of the streetscape and the visible legacy of our community's turn-of-the-century business community. The Farish-Driscoll Building and the Allegree-Flannagan Building contribute significantly to this sense of continuity and place, by reminding tourists and local residents of those who went before us. Only by understanding and appreciating this past can we understand the dynamics of today's community, and chart a course for the future.

Primary Sources:

City of Charlottesville Corporation Charters, Books 1 and 2
Charlottesville City Directories, 1898-1998
1906 *Daily Progress Historical and Industrial Magazine*
1900 *Daily Progress* commercial supplement
Daily Progress, July 21, 1920 and July 12, 1948
Sanborn Insurance Maps, 1896, 1920, 1957

Secondary Sources:

Landmark Surveys, Charlottesville Department of Community Development
"Civil War Leaders Identified With Charlottesville and Albemarle County." *Magazine of Albemarle County History*, Vol. 22, 1963-1964. Albemarle County Historical Society, 1964.
Moore, John Hammond. *Albemarle: Jefferson's County, 1727-1976*. Albemarle County Historical Society, 1976.
Ervin L. Jordan, Jr. *Charlottesville and the University of Virginia in the Civil War*. H. E. Howard, Inc., 1988.

*Prepared by Lynne C. Ely, Executive Director
Albemarle County Historical Society
December 16, 1998*

Architectural And Historic Survey



Identification

STREET ADDRESS: 111 East Main Street
 MAP & PARCEL: 33-248
 CENSUS TRACT AND BLOCK: 1-121
 PRESENT ZONING: B-4
 ORIGINAL OWNER: Thomas M. Farish
 ORIGINAL USE: Jewelry Store?
 PRESENT USE: Book Store
 PRESENT OWNER: NB Corporation
 ADDRESS: 123 E. Main Street
 Charlottesville, VA

HISTORIC NAME: Farish-Driscoll Building
 DATE / PERIOD: 1892
 STYLE: Victorian
 HEIGHT (to cornice) OR STORIES: 3.1 storey
 DIMENSIONS AND LAND AREA: 27.5' x 100' (2750 sq. ft.)
 CONDITION: Good
 SURVEYOR: Bibb
 DATE OF SURVEY: Spring 1979
 SOURCES: City Records
 Sanborn Map Co. - 1886, 1891, 1896, 1907, 1969
 Alexander, *Recollections of Early Charlottesville*
 Mrs. Doris Driscoll Collins

Charlottesville City Directories

ARCHITECTURAL DESCRIPTION

Only this half remains of a 19th century duplex store building, but fortunately this half of the facade is complete in itself. It is three storeys tall and three bays wide. Construction is of pressed brick laid in stretcher bond on the facade and ordinary brick laid in 6-course American bond elsewhere. The entire facade above the storefront, trim and all, has been painted brick red. The storefront has recently been remodeled and is faced with vertical wooden siding. The entrance to the upper levels is at the left of the storefront, in the center of the original building. The complete building was five bays wide with paired windows in the 2nd and 4th bays and single ones in the 1st, 3rd and 5th bays. It is the 3rd, 4th and 5th bays that remain. Each bay is recessed between plain brick piers. Windows at the second level are double-sash, 1-over-1 light, a single window in each side bay (3rd and 5th) and a pair of narrow ones with fluted pilaster between them in the center bay (4th). They have rock-faced stone sills, and a band of rock-faced stone stretches across the entire facade at window-top level and serves as a common lintel. Windows at the third level are somewhat shorter with half-round transoms (now closed). Their flush round arches have decoratively pierced end blocks. There is a pair of narrow windows in the center bay with a fluted pilaster between them and their quarter-round transoms. The round arch in this bay lacks the decorative end blocks. Windows at this level also have rock-faced stone sills, and another band of rock-faced stone stretches across the facade, but is broken by the transoms. The facade is crowned by a projecting metal cornice on the parapet, with a frieze with decorated raised panels and egg-&-dart moulding, a band of moulding with a leaf design below the frieze, and one ornate cornice stop at the eastern end of the original building. A tar-&-gravel shed roof slopes gently to the rear. The second and third storeys extend back only half the depth of the building, and their rear walls and tin-clad.

HISTORICAL DESCRIPTION

In 1891 Thomas M. Farish acquired this lot and the adjacent one on the corner (City DB 2-485). Tax records indicate that he erected this building the next year, replacing one or two existing structures. Dr. Owen E. Driscoll purchased the eastern half (111 E. Main) from Farish's widow in 1908 (DB 19-200) and had his dental office on one of the upper levels. A number of businesses have occupied the store room over the years. The National Bank & Trust Co. purchased the building from Dr. Driscoll's daughter in 1969 (DB 308-66). The Farish family owned the western half of the building (107 E. Main) until 1915 (DB 27-468). It then passed through several hands before Albemarle Realty Company gave it a new facade c. 1950. The National Bank & Trust Co. acquired it in 1969 also (DB 305-287).
 Additional References: City DB 19-196, 376-53. (References for 107 E. Main: City DB 46-395, 59-348, 83-395, 116-303, 126-441, 182-144, 292-545, 297-248).

BUSINESSES OPERATING IN THE FARISH-DRISCOLL BUILDING (107-111 EAST MAIN ST. *)

1895-1997

**This list only follows 109-111; 107 was been altered beyond recognition c.1950*

1895 City Directory:

- 111 East Main - J. Tyler Jackson, insurance agent and sewing machine agent
C. R. Nichols, optician and watchmaker/jeweler

1896 Sanborn Insurance Map:

- 111 - "jeweler"

1898 City Directory:

- 109 - W. W. Moss, dentist
111 - R. B. Henneman, jeweler and oculist/optician

1906-07 City Directory:

- 109 - Thomas T. Wood, collection agent
Rex Fire Extinguishers'
William W. Moss, dentist
also several insurance agents
111 - James E. Irvine, clothing

1912-13 City Directory:

- 109 - Mopsik Bros., ladies' tailors
Driscoll & Scribner, dentists
Thos. T. Wood, notary
111 - Wm. C. Payne, pianos and organs

1916-17 City Directory:

- 109 - Driscoll & Scribner, dentists

1922-23 City Directory:

- 111 - Commerce National Bank
also several insurance companies

1934 City Directory:

- 109 - Owen E. Driscoll, dentist
Richard G. Miller, dentist
Chas. B. Sims, dentist
DeMolay Scribner, dentist
Mut Ins. Co. of Rd. Va.
111 - Sanitary Grocery Co.

1936 City Directory:

- 109 - Owen E. Driscoll, dentist
Richard G. Miller, dentist
Chas. B. Sims, dentist
Maude E. Beauty Shop
111 - Wonder Shop Inc., women's wear

1938 City Directory:

- 109 – Owen E. Driscoll, dentist
Maude E. Beauty Shop
- 111 – Whitney's (women's wear)

1940 City Directory:

- 109 – Maude E. Beauty Shop
George K. Horton
- 111 – Whitney's

1942 City Directory:

- 109 – George K. Horton
John D. Addington, real estate
Edward M. Hall
- 111 – Whitney's

1945 City Directory:

- 109 – Edward M. Hall
Leonard L. Marshall
- 111 – Whitney's

1947/48 City Directory:

- 109 – Roy & Mary Shifflett (2nd floor res.)
Leonard L. & Mary Marshall (3rd floor res.)
- 111 – Whitney's Women's Wear (moved by 1950 to 107)

1950 City Directory:

- 109 – vacant
- 111 – Singer Sewing Machine Co.

same until

1962 City Directory:

- 109 – Frederick B. Neal, grocer
- 109 – 111 King Dollar Store

1963 City Directory:

- 109 – 111 Stacy's Music Shop

same until

1976 City Directory:

- 111 – Daisey Shoe Center Inc.

same until

1978 City Directory:

- 111 vacant

same until

1979/80 City Directory:

- 111 – Logos Book Store

same until

1982 City Directory:

111 – Carolyn Van Clief Inc. (clothing)

same until

1988 City Directory:

111 - Sherry's Children's Collection

1989 City Directory:

111 – vacant

1990 City Directory:

111 – Charlottesville Downtown Foundation

same until

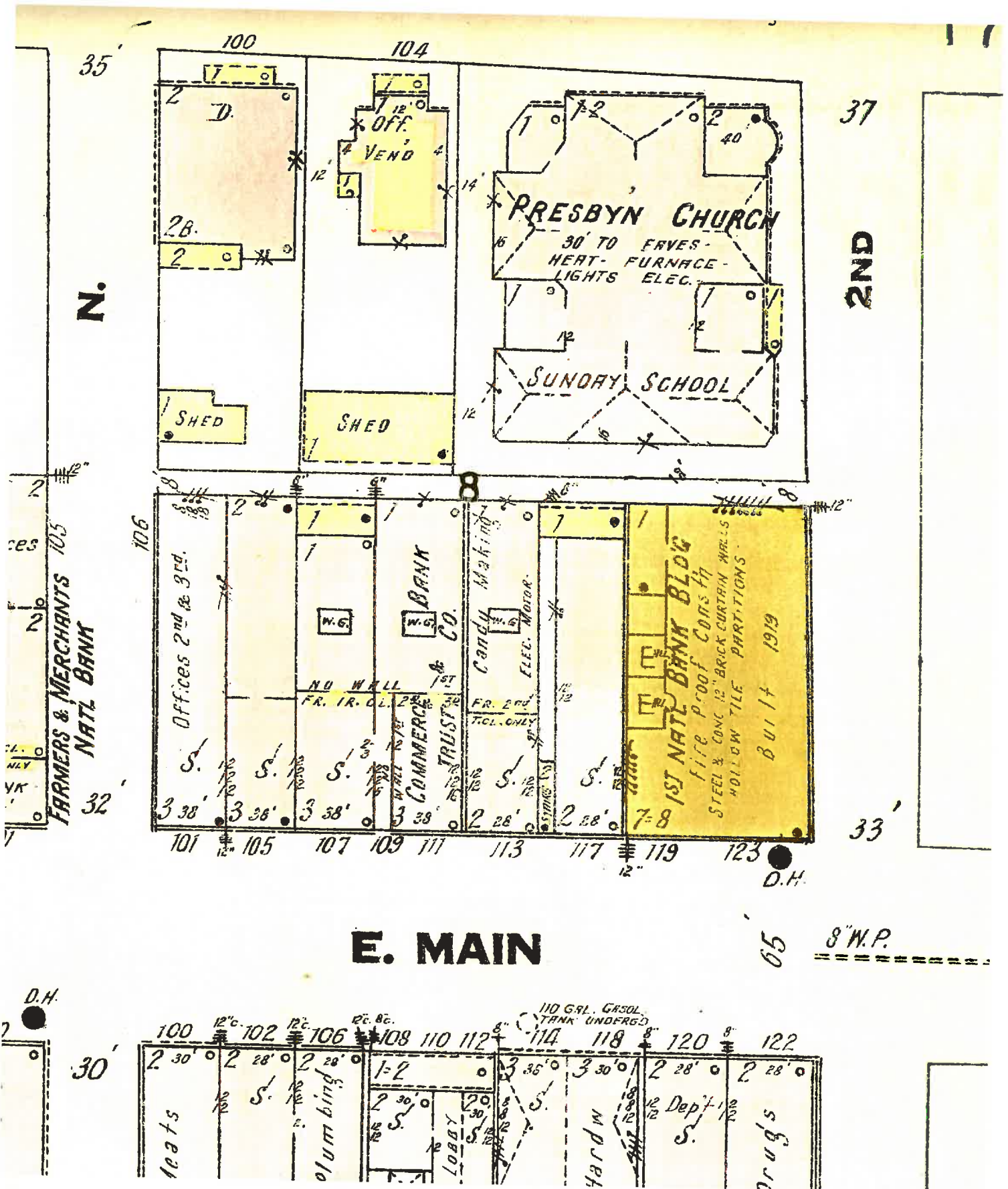
1995 City Directory:

111 – vacant

same until

1997 City Directory:

111 – Jefferson National Bank human training dev.



Detail from 1920 Sanborn Insurance Map, showing the Allegree-Flannagan Building (101-105 East Main Street) and the Farish-Driscoll Building (107-111 East Main Street)

**BUSINESSES OPERATING IN THE ALLEGREE-FLANNAGAN BUILDING (101-105 EAST MAIN ST.)
1916-1997**

1916-17 City Directory:

- 101 E. Main - W.C. Payne & Sons, piano dealers
- 105 E. Main - James E. Irvine Co. Inc., clothing and men's furnishings
Western Union Telegraph Co.

1920 Sanborn Insurance Map:

- 101 - "offices"
- 105 - "offices"

1922-1923 City Directory:

- 101 - Economy Bakery
- 105 - James E. Irvine Co. Inc., clothing and men's furnishings

1934 City Directory:

- 101 - 103 - Metropolitan Confectionary
- 105 - Southern Auto Supply Co.

1936 City Directory:

- 101 - 103 - Metropolitan Confectionary
- 105 - Southern Auto Supply Co.

1938 City Directory:

- 101 - 103 - Metropolitan Restaurant
- 105 - Harris-Norge Sales Co. (appliances)

1940 City Directory:

- 101 - Metropolitan Restaurant
- 105 - Reed's Millinery

same until

1953 City Directory:

- 101 - Gleason's Bakery Inc.
- 105 - Rubin's Dress Shop

same until

1957 City Directory:

- 101 - Gleason's Bakery Inc.
- 105 - Charlottesville Music Center

same until

1964 City Directory:

- 101 - Gleason's Bakery Inc.
- 105 - vacant

same until

1966 City Directory:

101 – Gleason's Bakery Inc.

105 – Cato's Women's Clothing

same until

1972 City Directory:

101 – Old Dominion Bakery Inc.

105 – Cato's

same until

1990 City Directory:

101 – vacant

105 Cato's

same until

1992 City Directory:

101 – Slobell Bakery Deli

105 – Cato's

1993 City Directory:

101 – no listing

105 – Cato's

1994 City Directory:

101 – Arlene's (bakery/deli)

105 – Cato's

same until

1996 City Directory:

101 – not verified

105 – Cato's

1997 City Directory:

101 – Antojito's

105 – Cato's



Bibb/Spring 1979

IDENTIFICATION

Street Address: 101-105 E. Main Street
 Map and Parcel: 33-251, 33-250
 Census Tract & Block: 1-222
 Present Owner: NB Mortgage Corporation
 Address: 123 E. Main Street
 Present Use: Bakery; Women's Clothing Store
 Original Owner: 101 - P. F. and L. R. Payne
 105 - W. L. Flannagan & O. T. Allegree
 Original Use: unknown; Men's Clothing Store

BASE DATA

Historic Name:
 Date/Period: 1916
 Style: No Identifiable Style
 Height to Cornice:
 Height in Stories: 3
 Present Zoning: B-4
 Land Area (sq.ft.): 101 - 22.6' x 100' (2260 sq. ft.)
 105 - 19.5' x 100' (1950 sq. ft.)
 Assessed Value (land + imp.):

ARCHITECTURAL DESCRIPTION

This very simply detailed 3-story duplex 4 bay building was built according to the specifications of different purchasers. The eastern half is slightly narrower, making its two bays somewhat compressed. Construction is of pressed brick laid in stretcher bond on the facade, and ordinary brick laid in 6-course American bond on the sides and rear. The tile-faced western (#101) storefront is probably original. It has a recessed entrance with double doors and a 3-light transom and is topped by a simple cornice. The eastern (#105) storefront has been modernized with rough wooden vertical siding reaching up to the second-story windowsills above a bellcast hip pent roof covered with composition shingles. Windows are grouped two in each bay and are the same height at both second and third levels. They are double-sash, 1-over-1 light, with concrete sills linking the two windows in each bay and bands of concrete extending across the entire facade serving as common lintels. The plain concrete-capped parapet has corbeled brick brackets and long corbeled cornice stops at each end and between the two sections of the building. There is a single wide inset panel above each section. A marble tablet in the center of the eastern panel has the inscription, "Allegree-Flannagan Building, 1916". Both sections have tar-&gravel shed roofs sloping to the rear, but the roof level of the eastern section is lower, and its third story extends back only a short distance. The first bay of the west side elevation on First Street is identical to the facade. The final bay has no windows, but two segmental-arched doors at the first level give access to the upper levels of both sections. The other six bays

HISTORICAL DESCRIPTION

of the side elevation have a half-round window with wagon wheel muntins at the first level and a pair of segmental-arched windows (now closed) at the second and third levels, all with brick sills. The western (#101) store room still has its ornate patterned tin ceiling, cornice and frieze.

duplex A 2-story gable roofed duplex brick building formerly stood on this site. It was built by John Marchant probably in the 1850's, and later owned by the Farish family. W. O. Watson purchased it in 1915 (City DB 27-490), and in 1916 divided it into two lots and sold the larger corner lot to P. F. and L. R. Payne (DB 29-205) and the smaller eastern lot to W. L. Flannagan and O. T. Allegree (DB 29-202). This building was erected the same year, 1916, by the new owners, or possibly by Watson for them. The Paynes' 101 E. Main was sold in 1919 to the National Bank and Trust Company which occupied it for about a year while its new building was under construction. Jefferson-Lafayette

to GRAPHICS

Theatres, Inc., owned the building from 1931 until 1966 (DB 73-342, 274-315). National Bank & Trust Company repurchased it in 1969 (DB 308-64). It housed the Economy Bakery in the 1920's, the Metropolitan Restaurant in the 1930's and 1940's, and Gleason's Bakery from 1957-1972. Flannagan and Allegree owned 105 E. Main for 22 years before selling to E. J. Perkins in 1938 (DB 96-474). Sadie Rubin bought it from Perkins's estate in 1946 (DB 127-391) and sold it to the National Bank & Trust Co. in 1969 (DB 307-244). The James E. Irvine Co., a men's clothing store in which Allegree was a partner, occupied it until the 1930's. Then it housed Reed's Millinery in the 1940's and The Music Center in the 1950's and early 1960's. Additional Deed References: DB 42, 43, 51-475, 376-53.

42-431

CONDITIONS

Good

SOURCES

City Records
 Kemper Sims
 Alexander, Recollections of Early Charlottesville
 Sanborn Map. Co. - 1896, 1907, 1920, 1969
 Charlottesville City Directories