

# Architectural And Historic Survey



## Identification

<b>STREET ADDRESS:</b> 222 E. Main Street	<b>HISTORIC NAME:</b> Kaufman Building
<b>MAP &amp; PARCEL:</b> 28-37	<b>DATE / PERIOD:</b> 1883 and 1929
<b>CENSUS TRACT AND BLOCK:</b> 1-123	<b>STYLE:</b>
<b>PRESENT ZONING:</b> B-4	<b>HEIGHT (to cornice) OR STORIES:</b> 2 storeys
<b>ORIGINAL OWNER:</b> Moses Kaufman	<b>DIMENSIONS AND LAND AREA:</b> 24' x 130.07' (3,122 sq. ft.)
<b>ORIGINAL USE:</b> Men's Clothing Store	<b>CONDITION:</b> Good
<b>PRESENT USE:</b> Bookstore	<b>SURVEYOR:</b> Bibb
<b>PRESENT OWNER:</b> The Williams Pentagram Corporation	<b>DATE OF SURVEY:</b> Spring 1979
<b>ADDRESS:</b> 717 Park Street Charlottesville, VA	<b>SOURCES:</b> City/County Records      Michael R. Williams Alexander, <i>Recollections of Early Charlottesville</i> Holsinger Photographs

The Daily Progress, Ch'ville Bicentennial Edition 4/13/62  
Sanborn Map Co. - 1896, 1907, 1920, 1969

## ARCHITECTURAL DESCRIPTION

This 19th century building was given a new facade in the late 1920's. It is two storeys tall and three bays wide. Construction is of brick laid in stretcher bond on the facade and in 5-course American bond in the older part of the building. Corner piers of rusticated brick on a sandstone foundation support a stone storefront cornice with dentil moulding and a stone frieze between the piers. A shaped stone architrave frames a rather elaborately detailed storefront: The walls are faced with stone above the display windows and with green marble around the entrance and below the display windows on each side of the deep semi-circular-arched entry recess. The pattern of the marble is repeated in glass above the display windows, which are framed in copper with cresting in a leaf design. There are modern double entrance doors and transom beneath an ornately leaded semi-circular fanlight. The facade is dominated by a large window in the center bay at the second level, double-sash, 8-over-8 light, with wide ashlar stone surrounds and a broken segmental pediment with an urn. It is set directly upon the storefront cornice, and a band of stone extends across the facade on each side of the window just above the cornice. There are smaller 4-over-4 light windows with decorated octagonal stone medallions above them in the side bays. Above the storefront cornice, the rusticated brick corner piers continue to the plain brick frieze. There is a stone cornice decorated with a fret band on the parapet. A shed roof covered with standing-seam metal slopes to the rear. The original facade was four bays wide with four segmental-arched 2-over-2 light windows at the second level and a storefront with recessed entrance loggia similar to the one next door. The first bay of the 3rd Street elevation matches the facade with a single simple 8-over-8 light window at the second level. The remaining five bays date back to the 1883 building. In each bay at the second level there is a segmental-headed, double-sash window, 2-over-2 light, with projecting segmental arch and wooden sill. At the first level there are three evenly spaced half-round windows. There is a one-storey rear wing, also in 5-course American bond, with a rear entrance.

## HISTORICAL DESCRIPTION

Moses Kaufman, who had been in business in Charlottesville since 1870, purchased this lot in 1881 (ACDB 80-75). There was a brick building there, built by Tucker Isaacs in the mid-1800's. Kaufman replaced it with the present building in 1883, according to tax records. The foundation and fireplaces of the old house can still be seen in the basement. The firm took the name of "M. Kaufman's Sons" after Kaufman's death in 1898. A one-storey rear wing was added about 1900, and the entire facade was rebuilt in 1929. A nephew-in-law, M. A. Cohen, managed the business after the deaths of Sol and Mortimer Kaufman in 1941 and 1953 and purchased the building in 1963 (City DB 237-154). After Kaufman's closed in the early 1960's, the store room was occupied by the children's department of C. H. Williams, Inc., for about a decade. C. H. Williams, Jr., and W. B. Downer purchased the building in 1973 (DB 323-129) and sold it to the present owner in 1976 (DB 379-348). This building retains more of its original interior fabric than most of the buildings on Main Street. Additional References: City WB 3-106, 7-212, 7-456; DB 101-279.



## IDENTIFICATION

Street Address: 222 East Main Street  
 Map and Parcel: 28-37  
 Census Tract & Block: 1-123  
 Present Owner: The Williams Pentagram Corporation  
 Address: 717 Park Street  
 Present Use: Bookstore  
 Original Owner: Moses Kaufman  
 Original Use: Men's Clothing Store

## BASE DATA

Historic Name: Kaufman Building  
 Date/Period: 1883 and 1929  
 Style:  
 Height to Cornice:  
 Height in Stories: 2  
 Present Zoning: B-4  
 Land Area (sq.ft.): 24' x 130.07' (3122 sp. ft.)  
 Assessed Value (land + imp.):

## ARCHITECTURAL DESCRIPTION

This 19th century building was given a new facade in the late 1920's. It is two stories tall and three bays wide. Construction is of brick laid in stretcher bond on the facade and in 5-course American bond in the older part of the building. Corner piers of rusticated brick on a sandstone foundation support a stone storefront with dentil moulding and a stone frieze between the piers. A shaped stone architrave frames a rather elaborately detailed storefront: The walls are faced with stone above the display windows and with green marble around the entrance and below the display windows on each side of the deep semi-circular-arched entry recess. The pattern of the marble is repeated in glass above the display windows, which are framed in copper with cresting in a leaf design. There are modern double entrance doors and transom beneath an ornately leaded semi-circular fanlight. The facade is dominated by a large window in the center bay at the second level, double-sash, 8-over-8 light, with wide ashlar stone surrounds and a broken segmental pediment with an urn. It is set directly upon the storefront cornice, and a band of stone extends across the facade on each side of the window just above the cornice. There are smaller 4-over-4 light windows with decorated octagonal stone medallions above them in the side bays. Above the storefront cornice, the rusticated brick corner piers continue to the plain brick frieze. There is a stone cornice decorated with a fret band on the parapet. A shed roof covered with standing-seam ~~tin~~ slopes to the rear. The original facade was four bays wide with four segmental-arched 2-over-2 light windows at the second level and a storefront with recessed entrance loggia similar to

the one next door. The first bay of **HISTORICAL DESCRIPTION** the 3rd St. elevation matches the facade with a single simple 8-over-8 light window at the second level. The remaining five bays date back to the 1883 building. In each bay at the second level there is a segmental-headed, double-sash window, 2-over-2 light, with projecting segmental arch and wooden sill. At the first level there are three evenly spaced half-round windows. There is a one-storey rear wing, also in 5-course American bond, with a rear entrance.

Moses Kaufman, who had been in business in Charlottesville since 1870, purchased this lot in 1881 (ACDB 80-75). There was a brick building there, built by Tucker Isaacs in the mid-1800's. Kaufman replaced it with the present building in 1883, according to tax records. The foundation and fireplaces of the old house can still be seen in the basement. The firm took the name of "M. Kaufman's Sons" after Kaufman's death in 1898. A one-storey rear wing was added about 1900, and the entire facade was rebuilt in 1929. A nephew-in-law, M. A. Cohen, managed the business after the deaths

of Sol and Mortimer Kaufman in 1941 and 1953 and purchased the building in 1963 (City DB 257-154). After Kaufman's closed in the early 1960's, the store room was occupied by the children's department of C. H. Williams, Inc., for

about a decade. C. H. Williams, Jr., and W. B. Downer purchased the building in 1973 (DB 323-129) and sold it to the present owner in 1976 (DB 379-348).

### GRAPHICS

This building retains more of its original interior fabric than most of the buildings on Main St.

Additional References: City WB 3-106, 7-212, 7-456; DB 101-279.

### CONDITIONS

Good

### SOURCES

City/County Records  
Michael R. Williams  
Alexander, Recollections of Early Charlottesville  
Holsinger Photographs  
The Daily Progress, Ch'ville Bicentennial edition, 4/13/1962

Sanborn Map Co. - 1896, 1907, 1920, 1969

**LANDMARK COMMISSION-DEPARTMENT OF COMMUNITY DEVELOPMENT, AUGUST, 1974**



# VIRGINIA HISTORIC LANDMARKS COMMISSION

File no. 104-72B  
Negative no(s). 5063. 1-45

## SURVEY FORM

Historic name County/Town/City <u>ALBEMARLE / CHARLOTTESVILLE</u> Street address or route number <u>222 E. MAIN STREET</u> USGS Quad <u>CHARLOTTESVILLE EAST, VA.</u> Original owner <u>MR. KAUFMANN</u> Original use Present owner Present owner address Present use Acreage	Common name <u>WILLIAMS CORNER BOOKSTORE</u> Date or period <u>c. 1883</u> Architect/builder/craftsmen Source of name Source of date Stories Foundation and wall const'n Roof type
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State condition of structure and environs

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); COMMERCIAL USE; TWO STORIES; SHED ROOF W/ TWO CHIMNEYS; THREE BAY; CLASSICAL REVIVAL - GREEK FRET FRIEZE ON CORNICE OF ROOF; ENTRANCE IN CENTRAL BAY; ELABORATE FENESTRATION DETAILS; CENTER SECOND STORY WINDOW - 8/8 HAS PROJECTING KEYSTONE, RUSTICATED SURROUND W/ BROKEN PEDIMENT & URN; QUOINS ALONG SIDE IN BRICKWORK, ENTABLATURE W/ DENTIL FRIEZE SEPARATES 1<sup>ST</sup> & 2<sup>ND</sup> STORY, OCTAGONAL MEDALLIONS ON 2<sup>ND</sup> STORY ABOVE FIRST; 3<sup>RD</sup> BAYS; ITALIANATE DETAILS ON EAST WALL.

EXISTING FAÇADE ADDED 1912 - SANBORN

Interior inspected? YES

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

SANBORN MAPS:

1886 CLOTHING  
1891 SAME  
1907 SAME  
1920 SAME

Kaufman's -  
 Williams Corner Bookstore (222 E)

349-348	The Williams Pentagram Corp	10/14/76	\$145,000	pld 349-352
343-129	CH Williams Jr + WB Downer	2/2/77	80,000	363-394

"old"  
 concrete block found, brick w/ glass front, built up T & B flat roof  
 3/4 base, dirt fl; 2nd fl storage  
 1977 renovations  
 1978 int. remodeling

237-154	M Allen Cohen	1/15/63	\$50,000
WB 7-456	HI Kaplan, et al	'63	
"	Betty L Kaufman est	5/11/56	
WB 7-212	" "	10/13/53	
101-279	Mortimer "		

redivided D/B 237-125

built soon after 1881 by Moses Kaufman; 1896 & 1969 Sanborn identical  
 Mary Rawlings says c1885, founded 1870  
 4-story rear wing, bet 1896 & 1907 Sanborn;  
 tax says 1900, after his death (the only tax increase)

Williams

977-4858

1840s - 3 houses there  
present built 1883 (?) on old foundations  
(see foundations & fireplaces in basement)  
facade 1912  
~~1961~~

Biven Prop (p 12 Ed + med) + p 8 Ben + Ind  
founded 1870

"M. Kaufman" at 308 E; present location 1875  
nephew of Isaac + Simon Letorner, fr Germany + 1858 at 11  
sons Sol + Mortimer took over when he died 11/7/1898

"Kaufman's Sons"

M A Cohen entered business 1935 + bought half when Sol <sup>died</sup> 5/26/1941  
+ rest when Mortimer died 10/7/1953  
nephew-in-law of both brothers (his wife their niece?)

relative heights:	Stand	Wms	K+B	Col	Kauf.
1907	32'	32'	32'	32'	32'
1920	"	"	"	"	"
1969	30	30	30	30	30

∴ no change in ht after 1907

~~4-20-4-40~~

Kaufman (222 E)

101-279 Sol Kaufman (s), Yetta K. Marcus (wid), Crover & Norma Kaufman, Lawrence & Clara Kaufman, Lucille K & Isaac H. Lewis, Isadore & Henrietta Kaufman, Daisy Kaufman (s), Mabel K & Wm Lowenthal, George T Kaufman (wid of Harry) → Mortimer & Betty Kaufman

lot SW corner Main & 3rd St SE \$36,000

ACDB 80-75, 12/9/1881, Frank & Kiblinger & others → Moses Kaufman

Lot 35 in town plan, w/ house, SW corner Main & School St 24' wide, back to water

Moses dec intestate 1898, leaving wid Hannah & 10 <sup>above</sup> children  
Hannah " ~~7/24/1924~~ 1924 (WB 3-106)

ACDB 80-75 see 61-373, 59-558 & 619  
~~see 59-558 & 619~~

59-619 see 57-557 Lobban → Cook

1862 Lobban may build to western wall of brick home

1859 57-557

1859 57-570 Wm M. Kiblinger →

(56-286, 38)  
57-83

~~see~~ F. Potentini → SE W Baker  
~~see~~ Baker → SE W Baker  
Hannoni

1926-1929 " 10,800 + 10,000 = 20,800  
1930 " " + 13,000 = 23,800 impts added  
1931-1932 " 15,600 + 14,000 = 29,600

# Tax (222E)

1889	3rd Moses Kaufman	L 35	(1000) + 4000 = 5000
1891, 94, 96, 98, 1900	" "	"	(1000) + 3800 = 4800
1901, 03	" " 2nd	"	" 224 1500 + 4500 = 6000
1906, 07, 10	" " "	"	" 2000 + " = 6500
1911, 15, 11	" " "	"	" 3000 + 4000 = 7000
1917, 16, 18, 19	" " "	"	" 7000 + 5000 = 12,000
1920	" " "	"	" + 7000 = 14,000 bld added

1888, 85 1st " " L 35 (1000) + 4000 = 5000

~~1882, 78, 75 Kaufman, Koblinger~~

1884 2nd Moses Kaufman L 63, 64

1884 1st " " L 35 + 4500 = 5000 \$2500 added for Bldg - Improvement to add

1883 " " " + 2000 = 2500 for B.W. Cooke, Tr

1882 " B.W. Cooke, Trustee for Mrs. Koblinger " "

1877 " " " = 3500

~~1922~~

1925, 23, 21 10,000 + 6,000 = 16,000 —

1926, 29 10,800 + 10,000 = 20,800 —

1930 " + 13,000 = 23,800 impts added

1932, 31 ~~193~~ 3rd 15,600 + 14,000 = 29,600

## summary

1879-1883	Koblinger	1500 + 2000 =
1884	Kaufman	500 + 4500 = 5,000
1885-1889	"	1000 + 4000 = 5,000
1891-1900	"	" + 3800 = 4,800
1901-1903	"	1500 + 4500 = 6,000
1906-1910	"	2000 + " = 6,500
1911-1915	"	3000 + 4000 = 7,000
1916-1919	"	7000 + 5000 = 12,000
1920	"	" + 7000 = 14,000 bldg added
1921-1925	"	10,000 + 6000 = 16,000

(see wing map approval)



# Kauffman's

2-story, 3 bay

stretchers band of rusticated corner piers  
sandstone found.

- ✓ storefront; faced w/ marble; <sup>around door</sup> below ~~large~~ bronze-framed
- ✓ display wind w/ bronze leaf cresting
- ✓ semi-circ - arched entry recess (deep)
- ✓ swirl green glass beside it
- ✓ This <sup>surmounted</sup> bordered by stone architrave  
faced w/ stone above, bet piers
- ✓ stone cornice w/ dentils

- ✓ 2nd story; cent wind 8/8 w/ <sup>wide</sup> ashlar stone surrounds  
w/ keystone; broken ~~over~~ seg pediment w/ urn (all stone)
- ✓ narrow 4/4 side windows w/ stone sill  
oct stone medallion above each

stone entabl w/ some cast raised stone fretwork  
on frieze

- ✓ <sup>new</sup> double ent doors, w/ <sup>new</sup> transom & ornately leaded  
semi-circ fanlight

1st side bay matches facade

except plain 8/8 2nd story wind  
other 3 bays; seg 2/2 (wind & arch), wooden sill,  
3 thermal evenly spaced at 1st level  
brick found

5 - 2 dm

rear ent in 1st story wing (5 - 2 dm, but better)