

Architectural And Historic Survey



Identification

STREET ADDRESS: 1417-1427 University Avenue
 MAP & PARCEL: 9-76
 CENSUS TRACT AND BLOCK: 2-306
 PRESENT ZONING: B-2
 ORIGINAL OWNER: William N. Roach
 ORIGINAL USE: Book Store?
 PRESENT USE: Book Store
 PRESENT OWNER: Anderson Realty Corporation
 ADDRESS: P. O. Box 3306, University Station
 Charlottesville, Virginia

HISTORIC NAME: Anderson Brothers Building
 DATE / PERIOD: 1848, 1891-92
 STYLE: Victorian
 HEIGHT (to cornice) OR STORIES: 3-stories
 DIMENSIONS AND LAND AREA: 64' x 135' (8640 sq. ft.)
 CONDITION: Good
 SURVEYOR: Bibb
 DATE OF SURVEY: Winter 1980
 SOURCES: City/County Records
 John W. Williams
 Anderson Brothers Book Store, Inc., brochure

ARCHITECTURAL DESCRIPTION

This impressive building is the largest one with a metal-clad facade remaining in Charlottesville. It is three stories tall and seven bays wide. Construction is of brick laid in 5-course American bond. The two storefronts were rebuilt c. 1960 with brick walls and recessed entrances. Access to the apartments on the upper levels is through an entrance in the eastern bay of the facade. The door has architrave trim and is set within a round-arched recess. A two-flight open-well stair with Victorian balustrade rises from the stair hall. A simple store-front cornice extends across the entire facade. Windows at the second and third levels are double-sash, 1-over-1 light, with architrave trim, the same height at both levels. They are flanked by pairs of short engaged Corinthianesque columns set on tall pedestals decorated with two rosettes. The columns at the second level support a simple cornice with decorated cornice stops. The columns at the third level support a massive parapet entablature, with a row of round discs connected by hyphens on the architrave, a plain frieze, and a projecting cornice with decorated modillions and cornice stops and two upper tiers decorated with stylized floral bands. Pairs of decorated cornice brackets support plaques centered above each half of the building. The stylized floral motif is repeated on the plaques, and the words ANDERSON BROTHERS appear in raised letters below the plaques. Behind the parapet, a shed roof covered with standing-seam metal slopes fairly steeply to the rear. The stair hall section extends only half way back, so the rear elevation is six bays wide. It is covered with stucco, and windows are 6-over-6 light with architrave trim.

HISTORICAL DESCRIPTION

William N. Roach bought this lot in 1845 (ACDB 42-457) and erected a two-storey brick building in 1848. It was later doubled in size. A photograph taken c. 1880 shows it as two 2-storey, 2-bay buildings under a single hip roof covered with standing-seam metal. Brick was laid in Flemish bond on the facade, and it had a mousetooth cornice. Chimneys in the center and at the east end suggest that the interior followed the side hall plan at the second level, although each storefront had a recessed central entrance. A shingled awning with sawn trim covered the first level of the facade. Sophia Leschot bought the lot, "including all buildings erected by Roach," in 1852 (ACDB 51-101). A bookstore has occupied at least one of the store rooms since that time: Jones's Book Store, operated by George Jones 1852-1874; Massie's Book Store, operated by Henry Massie 1874-1876, and by Richard Dabney Anderson 1876-1878; and Anderson Brothers Book Store since 1881. R. D. Anderson bought the business in 1876, making it the oldest business in Charlottesville still in its original location. When John R. Anderson and R. D. Anderson purchased the building from Mrs. Leschot's estate in 1886, the deed stated that it was "occupied by the said Andersons as a general book and students' furnishings store" (ACDB 87-142). The present building was built around the old one in 1891-92. The metal-clad facade of a smaller building at 711 West Main Street is identical to a section of this one. This building was renovated and expanded in 1927, 1960, 1966, and 1970. Additional References: ACDB 97-139; City DB 50-381.

SIGNIFICANCE

This is the largest building with a metal-clad facade remaining in the city. The core of the building dates back to 1848. For both reasons, it is the most important building on the University Corner. Anderson Brothers, Inc., is the oldest business in Charlottesville still operating in its original location.

LANDMARK



SURVEY

Bills / Winter 1980

135
X64
540
810
8640

IDENTIFICATION

Street Address: *1417-1425 Union Ave*
Map and Parcel: *9-46*
Census Tract & Block:
Present Owner: *Anderson Realty Corp.*
Address: *PO Box 3306 Union Station*
Present Use: *Book Store*
Original Owner: *William N. Roach*
Original Use: *Book Store?*

BASE DATA

Historic Name: *Anderson Brothers Building*
Date/Period: *1848-1891-92*
Style: *Victorian*
Height to Cornice:
Height in Stories: ~~2~~ *3*
Present Zoning: *B-2*
Land Area (sq.ft.): *64' x 135' (8640 sq ft)*
Assessed Value (land + imp.):

ARCHITECTURAL DESCRIPTION

HISTORICAL DESCRIPTION

GRAPHICS

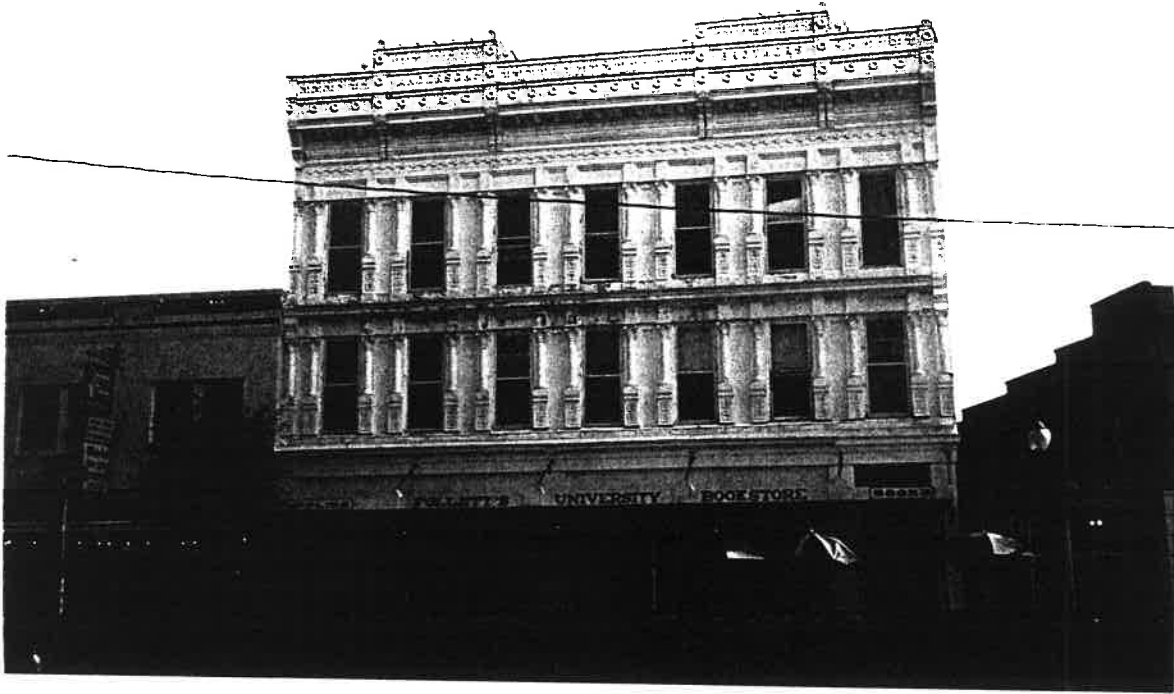
CONDITIONS

Good

SOURCES

City/County Records
John W. Williams
Anderson Brothers Bookstore, Inc. brochure

ANDERSON BROTHERS BUILDING



| | |
|---------------------------------|---|
| STREET ADDRESS: | 1417-1427 University Avenue |
| MAP & PARCEL: | 9-76 |
| VDHR FILE NUMBER: | 104-132 |
| CITY FILE NUMBER: | 319 |
| PRESENT ZONING: | B-6 |
| ORIGINAL OWNER: | William N. Roach |
| ORIGINAL USE: | Book Store |
| PRESENT USE: | Book Store |
| PRESENT OWNER: | Anderson Realty Partnership |
| ADDRESS: | 200 Devon Street Charlottesville, VA 22901 |
| HISTORIC NAME: | Anderson Brothers Building |
| DATE/PERIOD: | 1848, 1891-1892 |
| STYLE: | Victorian |
| HEIGHT IN STORIES: | 3 storeys |
| DIMENSION AND LAND AREA: | 64' x 135' (8,640 sq.ft.) |
| CONDITION: | Good |
| SURVEYOR: | Bibb |
| DATE OF SURVEY: | Winter 1980 |
| SOURCES: | City/County Records John W. Williams |

ANDERSON BROTHERS BUILDING

ARCHITECTURAL DESCRIPTION

This impressive building is the largest one with a metal-clad facade remaining in Charlottesville. It is three stories tall and seven bays wide. Construction is of brick laid in 6-course American bond. The two storefronts were rebuilt c. 1960 with brick walls and recessed entrances. Access to the apartments on the upper levels is through an entrance in the eastern bay of the facade. The door has architrave trim and is set within a round-arched recess. A two-flight open-wall stair with Victorian balustrade rises from the stair hall. A simple storefront cornice extends across the entire facade. Windows at the second and third levels are double-sash, 1-over-1 light, with architrave trim, the same height at both levels. They are flanked by pairs of short engaged Corinthianesque columns set on tall pedestals decorated with two rosettes. The columns at the second level support a simple cornice with decorated cornice stops. The columns at the third level support a massive parapet entablature, with a row of round discs connected by hyphens on the architrave, a plain frieze, and a projecting cornice with decorated modillions and cornice stops and two upper tiers decorated with stylized floral bands. Pairs of decorated cornice brackets support plaques, and the words ANDERSON BROTHERS appear in raised letters below the plaques. Behind the parapet, a shed roof covered with standing-seam metal slopes fairly steeply to the rear. The stair hall section extends only half way back, so the rear elevation is six bays wide. It is covered with stucco, and windows are 6-over-6 light with architrave trim.

HISTORICAL DESCRIPTION

William N. Roach bought this lot in 1845 (ACDB 42-457) and erected a two-storey brick building in 1848. It was later doubled in size. A photograph taken c.1880 shows it as two 2-storey, 2-bay buildings under a single hip roof covered with standing-seam metal. Brick was laid in Flemish bond on the facade, and it had a mousetooth cornice. Chimneys in the center and at the east end suggest that the interior followed the side hall plan at the second level, although each storefront had a recessed central entrance. A shingled awning with sawn trim covered the first level of the facade. Sophia Leshot bought the lot, "including all buildings erected by Roach" in 1852 (ACDB 51-101). A bookstore has occupied at least one of the store rooms since that time: Jones' Book Store, operated by George Jones 1852-1874; Massie's Book Store, operated by Henric Massie 1874-1876, and Richard Dabney Anderson 1876-1878; and Anderson Brothers Book Store since 1881. R.D. Anderson bought the business in 1876, making it the oldest business in Charlottesville still in its original location. When John R. Anderson and R.D. Anderson purchased the building from Mrs. Leschot's estate in 1886, the deed stated that it was "occupied by the said Andersons as a general book and student's furnishings store" (ACDB 87-142). The present building was built around the old one in 1891-92. The metal-clad facade of a smaller building at 711 West Main Street is identical to a section of this one. This building was renovated and expanded in 1927, 1960, 1966, 1970. Additional references: ACDB 97-139; City DB 50-381. 1993: The business (but not the building) has been sold and is now known as Follett's University Bookstore.

STATEMENT OF SIGNIFICANCE

The Anderson Brothers Building is the largest, and one of the only buildings with a metal-clad facade remaining in Charlottesville. This alone would make it an extremely important part of the architectural fabric of the City. Additionally, however, it is the most monumental and memorable buildings on the University Corner, and it has at its core one of the first commercial buildings erected there when the area began to be a center for student-oriented businesses. The building is listed on the National Register of Historic Places as a part of the Charlottesville Multiple Resource Area, both individually and as a part of the Rugby Road-University Corner Historic District. Although the business has now been sold and is operating under another name, Anderson Brothers Inc, was for many years the oldest business in the City still in its original location.

1417-1475 University Avenue

ARCHITECTURAL DESCRIPTION

This impressive building is the largest one with a metal-clad facade remaining in Charlottesville. It is three stories tall and seven bays wide. Construction is of brick laid in 5-course American bond. The two storefronts were rebuilt c. 1960 with brick walls and recessed entrances. Access to the apartments on the upper levels is through an entrance in the eastern bay of the facade. The door has architrave trim and is set within a round-arched recess. A two-flight open-well stair with Victorian balustrade rises from the stair hall. A simple storefront cornice extends across the entire facade. Windows at the second and third levels are double-width, 1-over-1 light, with architrave trim, the same height as at both levels. They are flanked by pairs of short engage Corinthianesque columns set on tall pedestals decorated with two rosettes. The columns at the second level support a simple cornice with decorated cornice stops. The columns at the third level support a massive parapet entablature, with a row of round discs connected by hyphens on the architrave, a plain frieze, and a projecting cornice with decorated modillions and cornice stops and two upper tiers decorated with stylized floral bands. Pairs of decorated cornice brackets support plaques centered above each half of the building. The stylized floral motif is repeated on the plaques, and the words ANDERSON BROTHERS appear in raised letters below the plaques. Behind the parapet, a shed roof covered with standing-seam metal slopes fairly steeply to the rear. The stair hall section only extends only half way back, so the rear elevation is six bays wide. It is covered with stucco, and windows are 6-over-6 light with architrave trim.

HISTORICAL DESCRIPTION

William N. Roach bought this lot in 1845 (ACDB 42-457) and erected a two-storey brick building in 1848. It was later doubled in size. A photograph taken c. 1880 shows it as two 2-storey, 2-bay buildings under a single hip roof covered with standing-seam metal. Brick was laid in Flemish bond on the facade, and it had a sawtooth cornice. Chimneys in the center and at the east end suggest that the interior followed the side hall plan at the second level, although each storefront had a recessed central entrance. A shingled awning with sawn trim, supported by a first level of the facade. Sophie Leschot bought the lot, "including all buildings erected by Roach," in 1852 (ACDB 51-101). A bookstore has occupied at least one of the store rooms since that time: Jones's Book Store, operated by George Jones 1852-1874; Massie's Book Store, operated by Henry Massie 1874-1876, and by Richard Dabney Anderson 1876-1878; R. D. Anderson and Brother, operated by Richard D. and John Randolph Anderson 1878-1881; and Anderson Brothers Book Store since 1881. R. D. Anderson bought the business in 1876, making it the oldest business in Charlottesville still in its original location. When John R. Anderson and R. D. Anderson purchased the building from Mrs. Leschot's estate in 1886, the deed stated that it was "occupied by the said Andersons as a general book and students' furnishings store" (ACDB 87-142). The present building was built around the old one in 1891-92. It was renovated and expanded in 1927, 1960, 1966, and 1970. Additional References: ACDB 97-139; City DB 50-321.

The metal-clad facade of the smaller building at 711 West Main Street is identical to a section of this one.

VDHR Reconnaissance Survey Form

VIRGINIA DEPARTMENT OF HISTORIC RESOURCES
PROPERTY SURVEY FORM
RECONNAISSANCE LEVEL

IDENTIFICATION INFORMATION

VDHR File # 104-0132-000

Property Name:
Historic Anderson Brothers Building

NR Property Category: Building
Wuzit: Store/Apartments

Tax Code: Section Parcel
=====

9 76

County/City: Charlottesville (City)

USGS Map: USGS Quad: Charlottesville West

ADDRESS/LOCATION INFORMATION

Address: 1417- 1427 University Avenue 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 | Store/Apartments | Contributing | 1 | |
| | | | Contrib: | 1 |
| | | | Non-Contrib: | 0 |

RESOURCE - GENERAL DESCRIPTIVE INFORMATION

Resource Level:
 Estimated Construction Date: 1848, 91
 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: Victorian (Italianate)

of Stories: 3.0 # of Bays Wide: 7 # of Bays Deep: 0
 Arch Config: Geo Config:
 Footprint:

| Component | # | Form/Treatment | Material | Matr'l Treatment |
|------------|---|----------------|----------|------------------|
| Chimneys | | | Brick | |
| Foundation | | masonry | | |
| Roof | | Shed | Metal | Standing seam |
| Windows | | sash | Wood | 1/1 Double-hung |

Brief Architectural Description of Primary Resource:

This impressive building is the largest one with a metal-clad facade remaining in Charlottesville. It is three stories tall and seven bays wide. Construction is of brick laid in 6-course American bond. The two storefronts were rebuilt c. 1960 with brick walls and recessed entrances. Access to the apartments on the upper levels is through an entrance in the eastern bay of the facade. The door has architrave trim and is set within a round-arched recess. A two-flight open-wall stair with Victorian balustrade rises from the stair hall. A simple store-front cornice extends across the entire facade. Windows at the second and third levels are double-sash, 1-over-1 light, with architrave trim, the same height at both levels. They are flanked by pairs of short engaged Corinthianesque columns set on tall pedestals decorated with two rosettes. The columns at the second level support a simple cornice with decorated cornice stops. The columns at the third level support a massive parapet entablature, with a row of round discs connected by hyphens on the architrave, a plain frieze, and a projecting cornice with decorated modillions and cornice stops and two upper tiers decorated with stylized floral bands. Pairs of decorated cornice brackets support plaques, and the words

ANDERSON BROTHERS appear in raised letters below the plaques. Behind the parapet, a shed roof covered with standing-seam metal slopes fairly steeply to the rear. The stair hall section extends only half way back, so the rear elevation is six bays wide. It is covered with stucco, and windows are 6-over-6 light with architrave trim.

Brief Architectural Description of Additions and Alterations
See Historical Description.

Brief Architectural Description of Secondary Resources:

Potentially Contributes to Historic District:

Rugby Road-University Corner

Potentially Associated with NR Multiple Property:

Architectural and Historical Summary:

HISTORICAL DESCRIPTION

William N. Roach bought this lot in 1845 (ACDB 42-457) and erected a two-storey brick building in 1848. It was later doubled in size. A photograph taken c. 1880 shows it as two 2-storey, 2-bay buildings under a single hip roof covered with standing-seam metal. Brick was laid in Flemish bond on the facade, and it had a mousetooth cornice. Chimneys in the center and at the east end suggest that the interior followed the side hall plan at the second level, although each storefront had a recessed central entrance. A shingled awning with sawn trim covered the first level of the facade. Sophia Leschot bought the lot, "including all buildings erected by Roach," in 1852 (ACDB 51-101). A bookstore has occupied at least one of the store rooms since that time: Jones' Book Store, operated by George Jones 1852-1874; Massie's Book Store, operated by Henry Massie 1874-1876, and by Richard Dabney Anderson 1876-1878; and Anderson Brothers Book Store since 1881. R. D. Anderson bought the business in 1876, making it the oldest business in Charlottesville still in its original location. When John R. Anderson and R. D. Anderson purchased the building from Mrs. Leschot's estate in 1886, the deed stated that it was "occupied by the said Andersons as a general book and student's furnishings store" (ACDB 87-142). The present building was built around the old one in 1891-92. The metal-clad facade of a smaller building at 711 West Main Street is identical to a section of this one. This building was renovated and expanded in 1927, 1960, 1966, 1970.

Additional References: ACDB 97-139; City DB 50-381.

1993: The business (but not the building) has been sold and is now known as Follett's University Book Store.

SIGNIFICANCE & RELATION TO EVALUATION CRITERIA

The Anderson Brothers Building is the largest, and one of only two buildings with a metal-clad facade remaining in Charlottesville. This alone would make it an extremely important part of the architectural fabric of the City. Additionally, however, it is the most monumental and memorable building on the University Corner, and it has at its core one of the first commercial buildings erected there when the area began to be a center for student-oriented businesses. The building is listed on the National Register of Historic Places as a part of the Charlottesville Multiple

Resource Area, both individually and as a part of the Rugby Road-University Corner Historic District. Although the business has now been sold and is operating under another name, Anderson Brothers Inc., was for many years the oldest business in the City still in its original location.

BIBLIOGRAPHY

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Type of Record Citation

City Records
Charlottesville City Deed Book

County Records
Albemarle County Deed Books

Interview
John W. Williams

PHOTOGRAPHIC/DRAWINGS DOCUMENTATION

=====
MISSING DATA ELEMENT

Media VDHR Neg # Frames Date

B&W 35mm photos 13468 28 - 31 1/ /1994

CRM MANAGEMENT EVENTS

=====
MISSING DATA ELEMENT

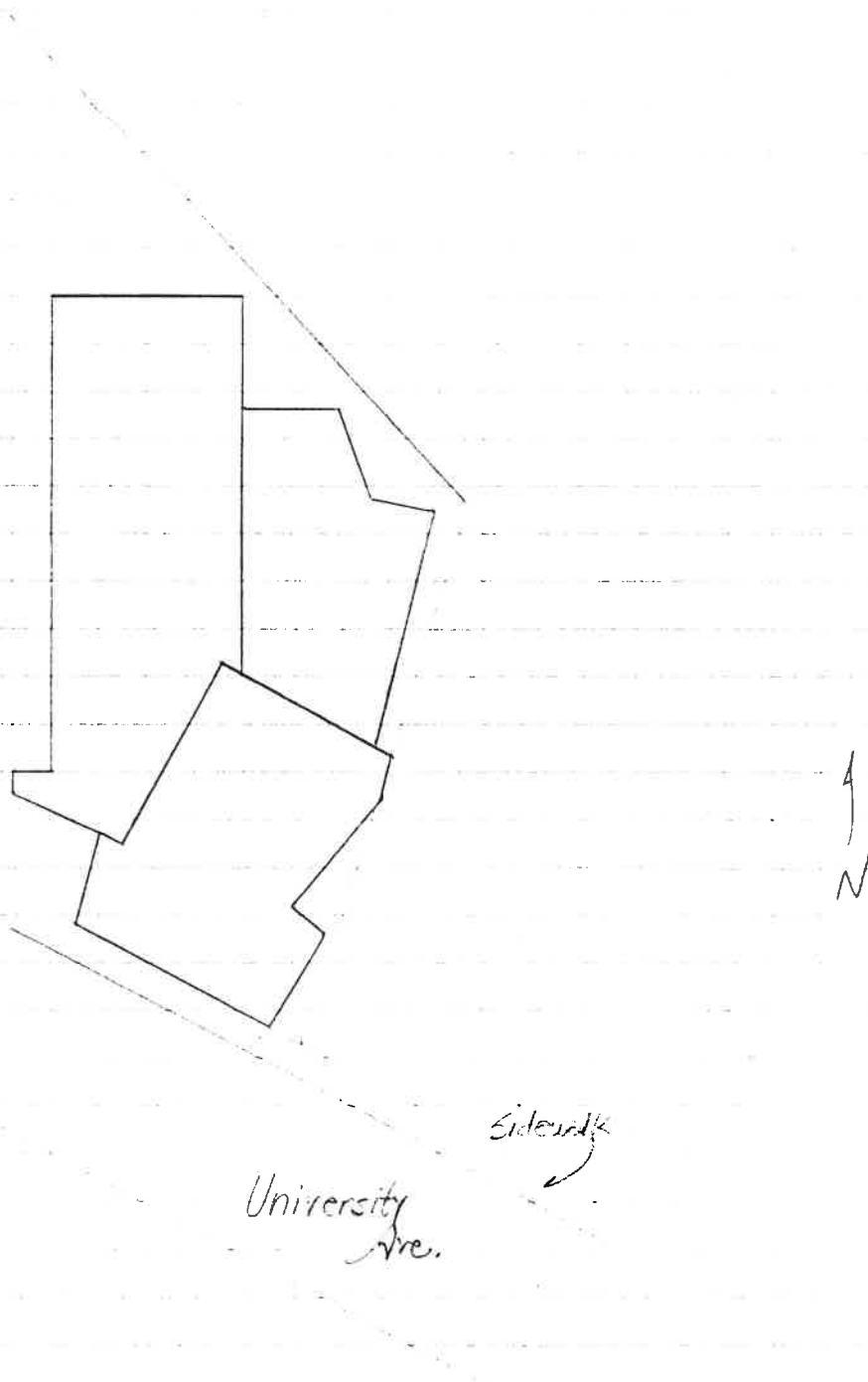
CRM Event Agency/Organization Date

Survey Community Development-Bibb/Huppert / /1980

IPS data entry-PAVA (Smead)

ANDERSON BROTHERS BUILDINGS
1417-1427 UNIVERSITY AVE.

VDPD FILE NO. 104-132



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

JANUARY 1994

City of Charlottesville - Rugby Rd.-University Corner H.D.

DEPARTMENT OF HISTORIC RESOURCE
RECONNAISSANCE SURVEY FORM

DHR Identification Number: 104-0133-0061

Other DHR Number: 104-70

Property Date(s) 1891 -92

PROPERTY NAMES

Anderson Brothers Building

EXPLANATION

Historic/Current

Follett's University Bookstore

Current

County/Independent City: Charlottesville

State: Virginia

Magisterial District:

Tax Parcel: 9-76

USGS Quad Map Name: CHARLOTTESVILLE WEST

UTMs of Boundary:

Center UTM:

Restrict location and UTM data? N

ADDRESSES

| Number | Thoroughfare Name | Explanation |
|--------|-------------------|-------------|
| 1419-- | University Avenue | Current |

Vicinity: Town/Village/Hamlet: Charlottesville

Name of National Register Historic District:

Rugby Road-University Corner Historic District

Name of DHR Eligible Historic District:

Name of Local Historic District:

Physical Character of General Surroundings: City

Site Description/Notable Landscape Features:

Fronts directly on University Avenue, with wide concrete-paved area, above street level, between building and brick wall; part of paved area treated as gathering space with tables and chairs. Other commercial buildings adjoin to each side; parking lot to rear.

Ownership: Private

NR Resource Type: Building

WUZITS

| Seq. # | # of | Wuzit Types | Historic? |
|--------|------|---------------------|-----------|
| 1.0 | 1 | Commercial Building | Historic |

TOTAL: 1
 Historic: 1
 Non-Historic: 0

PRIMARY RESOURCE EXTERIOR COMPONENT DESCRIPTION

| Component | # | Comp Type/Form | Material | Material Treatment |
|-----------|---|-------------------|----------|--------------------|
| Roof | 0 | Parapet | | Not visible |
| Walls | 0 | Masonry | Brick | 5-course Amer.Bond |
| Window(s) | 0 | Sash, double-hung | Wood | 1/1 |
| Window(s) | 0 | Plate Glass | Metal | |

INDIVIDUAL RESOURCE INFORMATION

SEQUENCE NUMBER: 1.0 WUZIT: Commercial Building

Primary Resource? Yes

Estimated Date of Construction: 1891 -92

Source of Date: Site Visit/Written

Architectural Style: Late Victorian

Description:

Large, impressive commercial building of brick construction with metal-clad Renaissance Revival facade. Seven bays wide, with three-quarter Corinthian columns on pedestals flanking one-over-one double-hung sash windows. Highly elaborated cornice on brackets projects from the top of the facade, with two tiers of decorated panels and two symmetrically-placed raised panels on top. Store fronts fitted with plate glass display windows with metal frames, above a low brick wall.

Condition: Good-Excellent

Threats to Resource: None Known

Additions/Alterations Description:

Storefront rebuilt c. 1960, with low brick wall, large plate glass windows, and recessed entrances.

Number of Stories: 3.0

Interior Plan Type:

Accessed? No

Interior Description:

Relationship of Secondary Resources to Property:

None.

DHR Historic Context: Commerce/Trade

Significance Statement:

This is the largest building in Charlottesville with a metal-clad facade. The store contains an earlier building, dating back to 1848. Until recently, Anderson Brothers Bookstore operated here, and was the oldest building in the city still in its original location. The building still houses a bookstore. It may be the most important building on the Corner, and is a significant component of the historic district (Bibb 1980).

GRAPHIC DOCUMENTATION

Medium

Medium ID #

Frames

Date

| | | | |
|-----------------|-------|---------|-----------|
| B&W 35mm Photos | 14648 | 13 - | 3/10/1996 |
| B&W 35mm Photos | 14647 | 36 - 37 | 3/10/1996 |
| B&W 35mm Photos | 14646 | 32 - 34 | 3/10/1996 |

BIBLIOGRAPHIC DATA

Sequence #: 1.1 Bibliographic Record Type: Survey, Other

Author: O'Dell, Jeffrey M.

Citation Abbreviation:

Virginia Historic Landmarks Commission (VHLC) Survey

Notes:

Sept. 1983. VDHR Archives.

Sequence #: 1.2 Bibliographic Record Type: Map

Author: Sanborn Map Company

Citation Abbreviation:

Sanborn Fire Insurance Maps, Charlottesville, VA

Notes:

Published by Sanborn Map Company, 1907, 1913, 1920, 1929, 1941, 1969.
University of Virginia Library Government Documents.

Sequence #: 1.2 Bibliographic Record Type: Survey, Other

Author: Bibb, Eugenia

Citation Abbreviation:

City of Charlottesville Architectural and Historical Survey

Notes:

1980. On file, City of Charlottesville Department of Community
Development.

Sequence #: 1.3 Bibliographic Record Type: NRHP Form

Author: O'Dell, J.M., w/Charlottesville Community Development staff

Citation Abbreviation:

Rugby Road-University Corner Historic District NR Nomination

Notes:

1984. VDHR Archives.

CULTURAL RESOURCE MANAGEMENT EVENTS

Date: 3/10/1996

Cultural Resource Management Event: Reconnaissance Survey

Organization or Person: Smead, Susan E.

ID # Associated with Event:

CRM Event Notes or Comments:

MAILING ADDRESS

Honorif:

First :

Last :

Suffix :

Title :

Company: Anderson Building LLC

Address: 1511 University Avenue

City : Charlottesville

State: VA

Zip : 22903- Country: USA

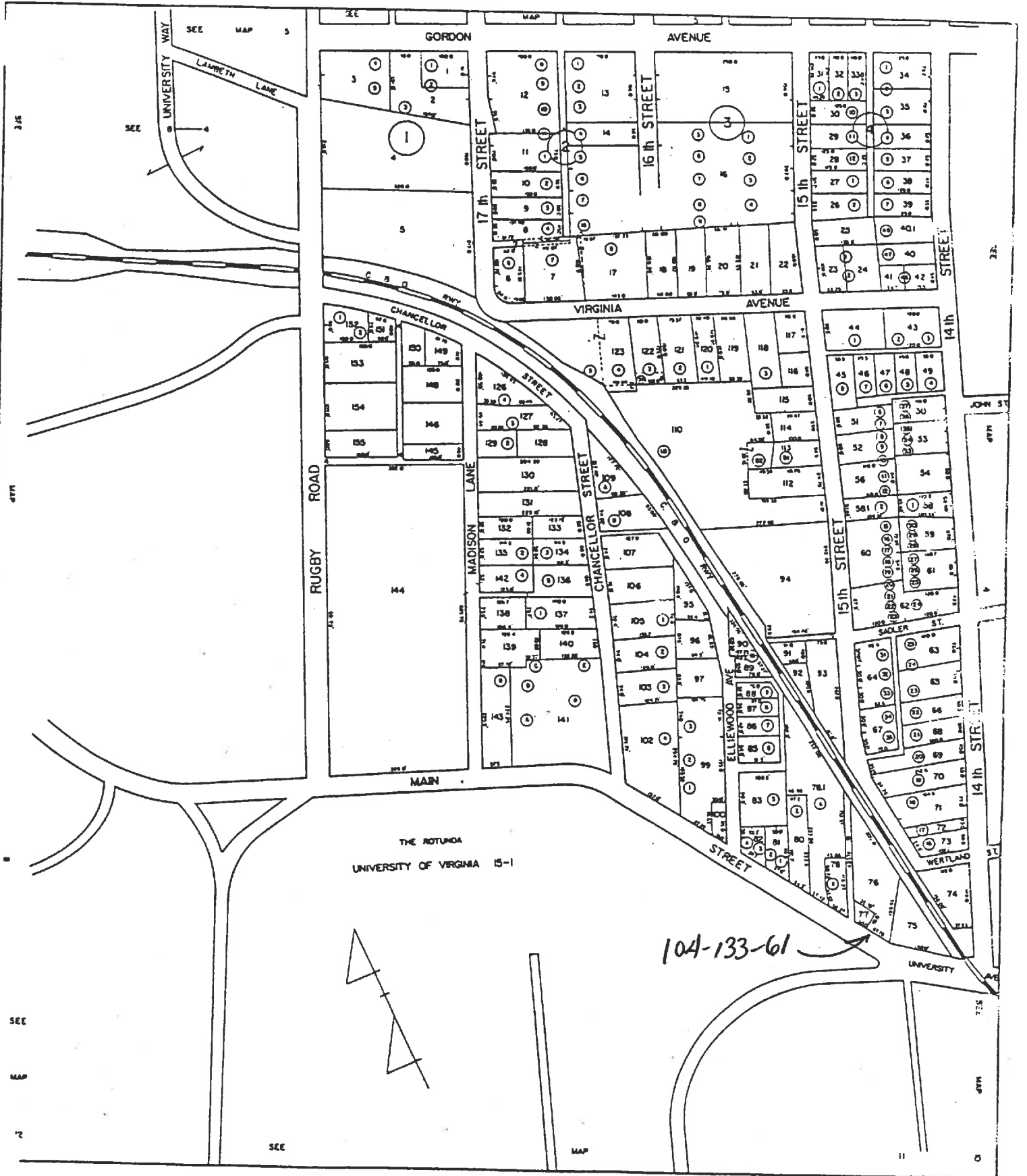
Phone/extension:

Individual Category Codes:

Mailing Address Notes:

Surveyor's Notes:

CITY OF CHARLOTTESVILLE



SCALE 1" = 100'

SECTION 9

ANDERSON BROTHERS BUILDING
1417-1427 UNIVERSITY AVE.

VDHR FILE NO. 104-132



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

JANUARY 1994



VIRGINIA
HISTORIC LANDMARKS COMMISSION

File no. 104-70
Negative no(s). 5072 (11)

SURVEY FORM

| | |
|---|---|
| Historic name | Common name <i>Anderson's Bookstore</i> |
| County/Town/City <i>Charlottesville, Albemarle</i> | |
| Street address or route number <i>1418 West Main St. (University Ave)</i> | |
| USGS Quad <i>Charlottesville West, Va.</i> | Date or period <i>1876</i> |
| Original owner | Architect/builder/craftsmen |
| Original use | |
| Present owner | Source of name |
| Present owner address | Source of date |
| | Stories |
| Present use | 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

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.)

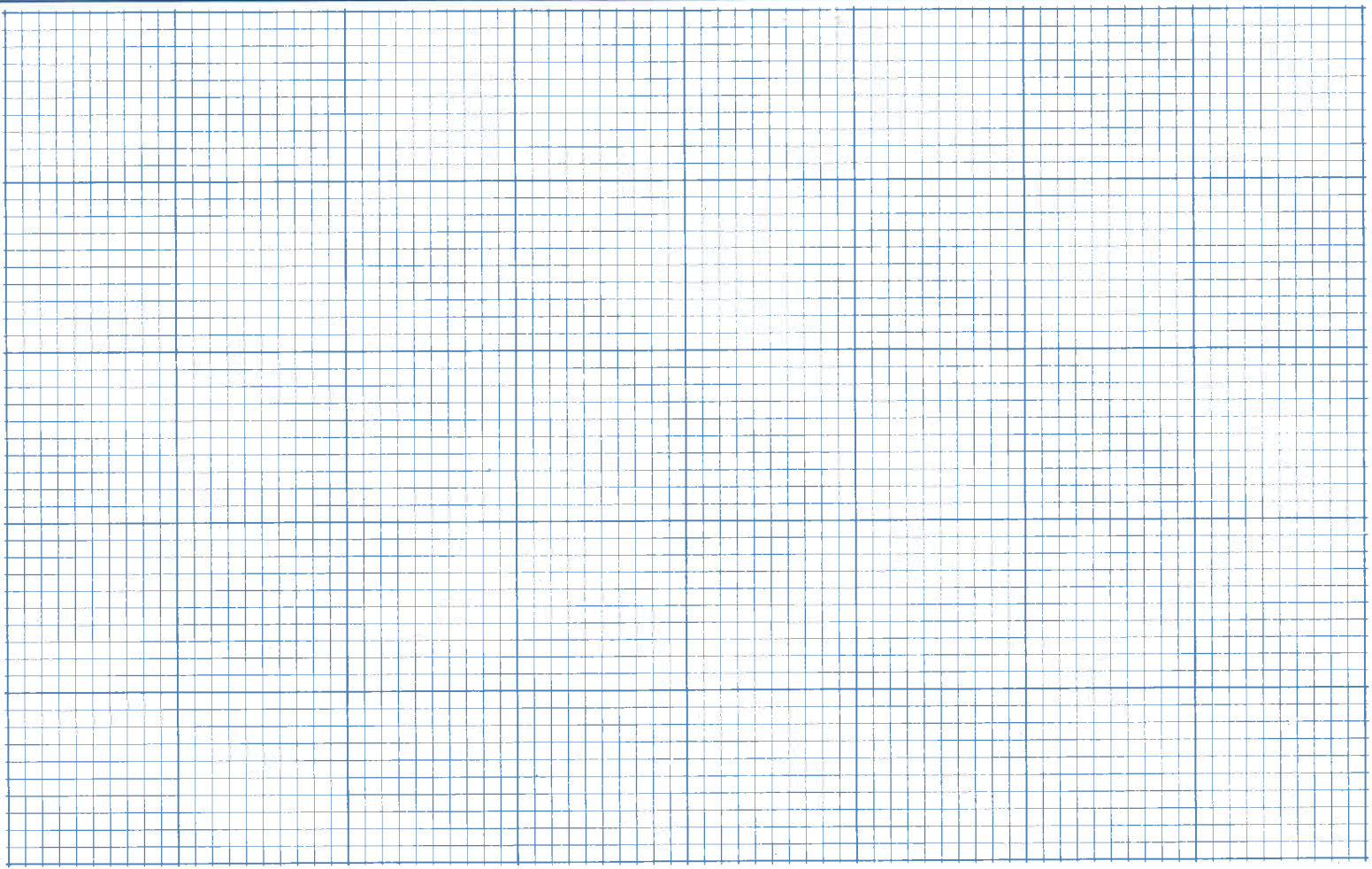
*1418 : brick and terra cotta, 3 stories, 4 bays (1st floor);
7 bays (2nd & 3rd floors) Commercial; 1876; best example
on corner of terra cotta curtain wall design; elaborate
molded cornices, medallion block; brackets, flower emblems, etc.
Awning over ground floor windows held by metal chain
anchored into low beltcourse. Glass doors and display
windows on ground floor is a modern alteration. Fan light
door is entrance to Anderson's Apartments (2 & 3 floors) - #1417 1/2.
1/2 metal sliding sash window on 2nd and 3rd stories.
"Anderson Brothers" in two relief panels below elaborate
terra cotta cornice.*

Interior inspected?

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

*see 1907, 1920 Sandborn maps
originally divided into two commercial enterprises - (1417)
a drugstore, and (1415) a bookstore, formally named "Massies"
- oldest business in Charlottesville*

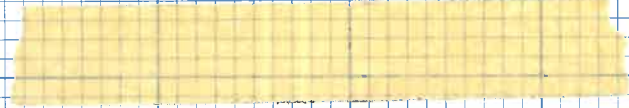
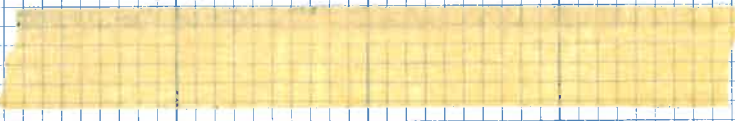
Site plan (Locate and identify outbuildings, dependencies and significant topographical features.)



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



from Anderson's ~~Notes~~ Centennial Pamphlet



Names and addresses of persons interviewed

John Williams, owner of Anderson Brothers Bookstore

Sources and bibliography

Eddins, Joe; Around the Corner, 1978; Pamphlet, 1976 (printed and distributed by the store)

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

Anderson Bros. Centennial Pamphlet, 1976 (printed and distributed by the store)



VIRGINIA HISTORIC LANDMARKS COMMISSION

HISTORIC DISTRICT SURVEY FORM

File No. 104-130-61
Negative no(s). 7296

Street address 1417 University Ave.
Town/City Charlottesville

Spicer's Landry and Cleaners;
Recylced Records

Historic name

Common name

- Material**
- wood frame (siding: weatherboard, shingle, aluminum, bricktex, _____)
- brick (bond: Flemish, stretcher, _____-course American, _____)
- stone (random rubble, random ashlar, coursed ashlar, _____)
- log (siding: weatherboard, shingle, aluminum, bricktex, _____)
- stucco
- concrete block cast iron
- enameled steel terra cotta
- other: _____ glass and metal

Number of Stories

- 1 2 1/2
 1 1/2 3
 2 _____

Roof Type

- shed mansard
 gable gambrel
 pediment parapet
 hipped flat
 other: _____

Roof Material

- slate tile
 wood shingle pressed tin
 composition not visible
 standing seam metal
 other _____

Dormers

- 0 3 shed
 1 4 gable
 2 _____ pedimented

hipped

Number of bays — Main facade

- 1 4
 2 5
 3 6 7
 _____ 8

Porch

- yes no

Stories

- 1 3
 2 _____

Bays

- 1 (center) 2 4
 1 (side) 3 _____

General description

Recessed "porch" leads to shops on main floor and downstairs

Building type

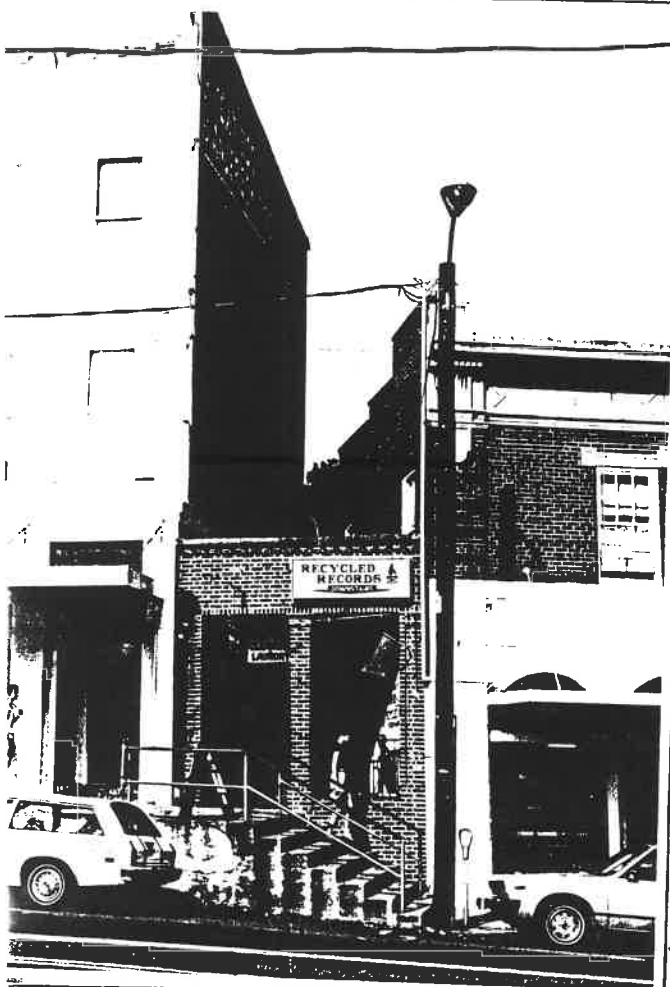
- detached house garage government industrial
 detached town house farmhouse commercial (office) school
 row house apartment building commercial (store) church
 double house gas station railroad _____

Style/period Commercial Vernacular

Date ca. 1920s Architect/builder

Location and description of entrance

A single brick pier divides the open facade.



Miscellaneous descriptive information (plan, exterior and interior decoration, cornice/eave type, window type and trim, chimneys, additions, alterations)

This small triangular-plan structure fills the space between the Chancellor's Building and Anderson's Bookstore. It provides entry to shops on the main and lower floors.

With its Flemish-bond brickwork and mousetooth cornice, this building should be retained.

Historical information

Built ca. 1920s, judging from architecture.

Source

Surveyed by Jeff O'Dell, VHLC

Date 9-83



HISTORIC LANDMARKS COMMISSION

Form No. 104-10
Negative no(s). 5072 U

SURVEY FORM

104-133-61

| | |
|--|-------------------------------------|
| Historic name | Common name |
| County/Town/City <i>Albemarle, Charlottesville</i> | <i>Spicers Laundry and Cleaners</i> |
| Street address or route number <i>West Main (University Ave)</i> | |
| USGS Quad <i>Charlottesville West, Va.</i> | Date or period |
| Original owner | Architect/builder/craftsmen |
| Original use | |
| Present owner | Source of name |
| Present owner address | Source of date |
| | Stories |
| Present use <i>Laundry and Cleaners</i> | Foundation and wall const'n |
| Acreage | Roof type |

State condition of structure and environs *fair*

State potential threats to structure

Note any archaeological interest

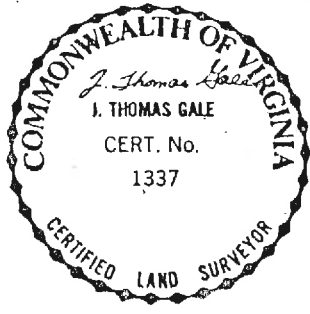
Should be investigated for possible register potential? yes ___ no X

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.)

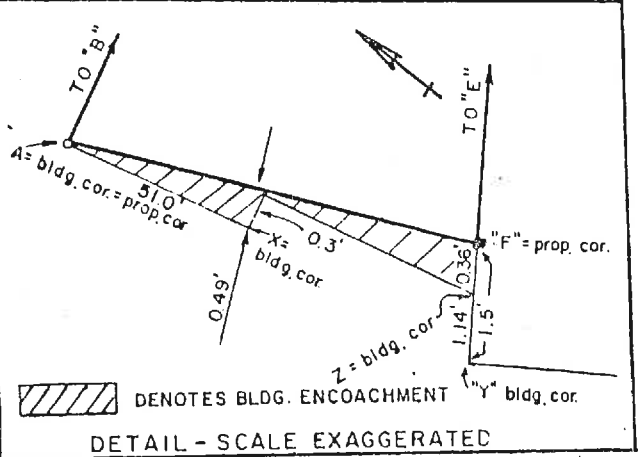
no number: brick (Flemish bond); 1 story; 2 bay; commercial; entrance screen with center column L square brick; metal railing; stairs lead down to business out of view; dentil cornice (simple)

Interior inspected?

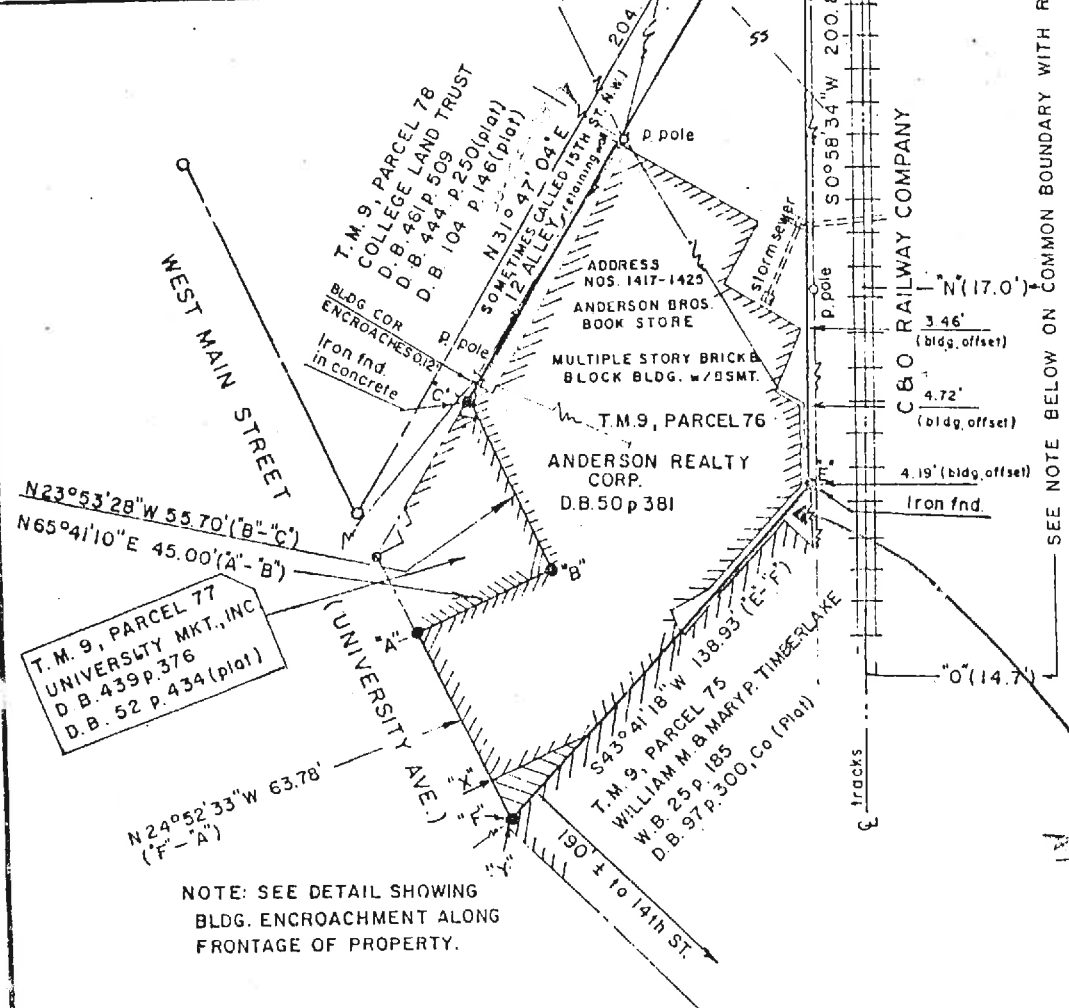
Historical significance (Chain of title; individuals, families, events, etc., associated with the property.)



THIS IS TO CERTIFY THAT ON JULY 12, 1985 I SURVEYED THE PROPERTY SHOWN ON THIS PLAT AND THE TITLE LINES AND WALLS OF THE BUILDING ARE SHOWN HEREON. THIS PROPERTY DOES NOT LIE IN A HUD. FLOOD ZONE.



DENOTES BLDG. ENCOACHMENT
DETAIL - SCALE EXAGGERATED



NOTE: ON SHEET V2/107 OF THE C&O RAILWAY CO. RIGHT OF WAY AND TRACK MAP AT POINTS L, M, N, O SHOWN ABOVE, THE DISTANCE FROM THE CENTERLINE OF THE TRACKS TO THE WESTERN RAILWAY RIGHT OF WAY IS SHOWN TO VARY FROM 15.0', 16.4', 17.0' & 14.7', RESPECTIVELY. THE ACTUAL PROPERTY LINE SHOWN FROM D TO E, BASED ON IRONS FOUND MARKING THE REAR CORNERS IS 15' FROM THE CENTERLINE OF THE RAILROAD TRACKS. THIS IS CONSISTENT WITH ADJOINING PLATS OF RECORD IN DB. 104 P. 146 & DB. 97, P. 300(CO.).

NOTE: SEE DETAIL SHOWING BLDG. ENCOACHMENT ALONG FRONTAGE OF PROPERTY.

PHYSICAL SURVEY OF
PARCEL 76 OF TAX MAP 9
LOCATED ON WEST MAIN ST. (UNIVERSITY AVE.)
CHARLOTTESVILLE, VA.

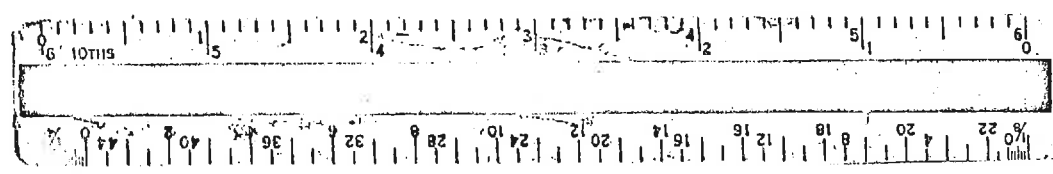
ROUDABUSH, GREEN & GALE, INC.
CERTIFIED LAND SURVEYOR - ENGINEER
CHARLOTTESVILLE, VIRGINIA

DATE: JULY 16, 1985

SCALE: 1" = 50'

FIELD BOOK L.L.

FILE NO. 2190



VIRGINIA:- In the Clerk's Office of the Circuit Court of Charlottesville.
The foregoing instrument together with certificate of acknowledgement was submitted to record on the 26th day of July, 1985, at 11:48 o'clock, A.M., Sec. 58.1-802 taxes in sum of \$ _____ paid.

SOUTHERN PHOTO - GREENSBORO N.W. 20

9-74

9-75

1 Story & Basement
BRICK
Billiard PARLOR
5008 #

1 Story
Cinder Block
412 #

2 Story
Cinder Block
No Basement
735 #

1325 #
1971 Addition
ONE STORY

1 Story
Cinder Block
345 #

1 Story BRICK
680 #

2 Story & Basement
3 Unit store & Apts.
1422 #

2594 #
3 Story & Basement
BRICK - store & Apts.
1419

1 Story BRICK
787

2 Story BRICK - PART
store & Apts
3851 #

2688 #
+ 1925 # in rear

2093 #

1 Story BRICK

755 #

492 #

481 #

#1409

#1407

#1403-05

14.8

13.3

31.0

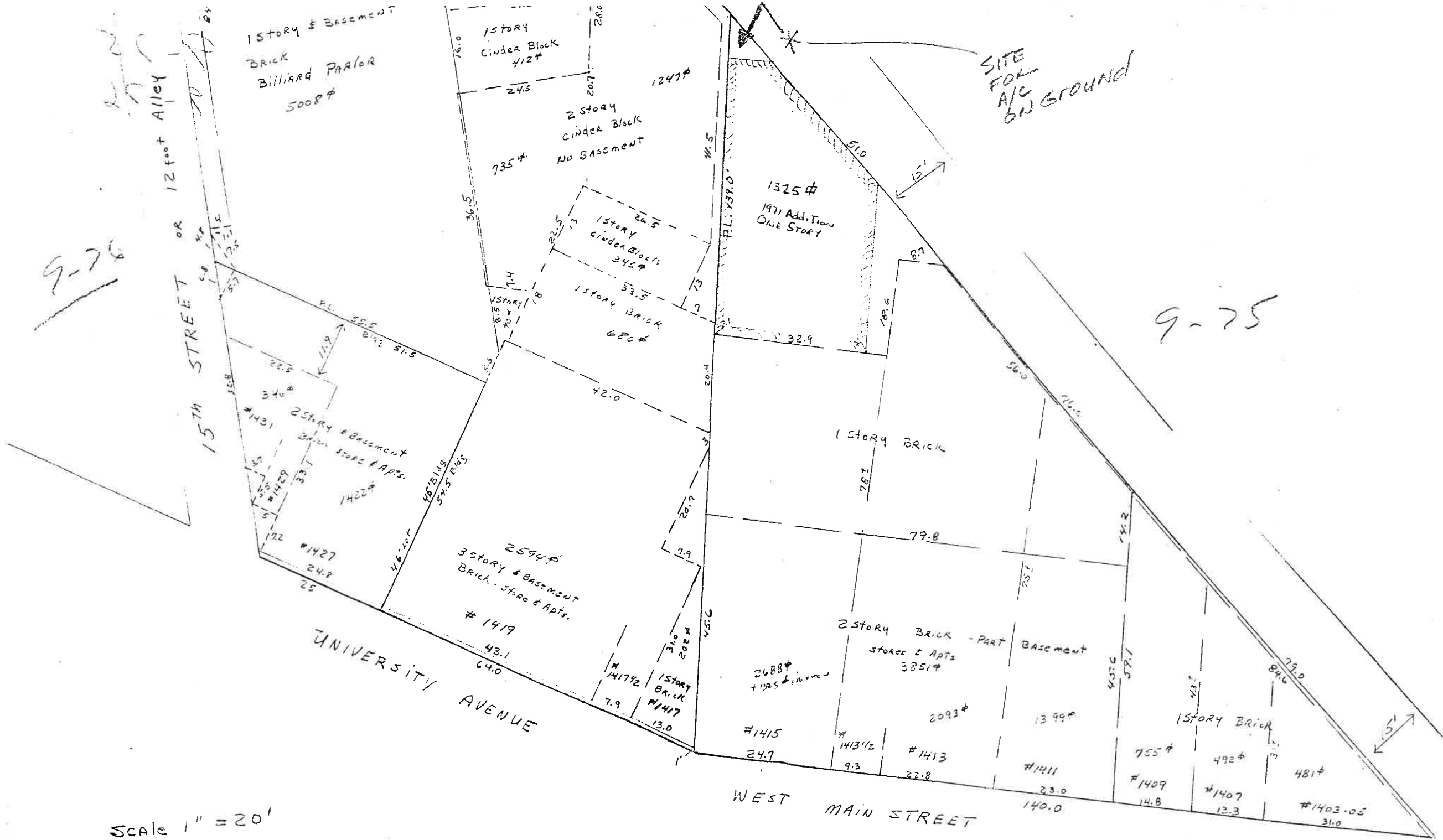
15th STREET OR 12 foot ALLEY

UNIVERSITY AVENUE

WEST MAIN STREET

SITE FOR
A/C
ON GROUND

Scale 1" = 20'



Andersons

| | | |
|----------------|-----------------------|----------|
| 50-381 | Anderson Realty Corp. | 5/18/25 |
| ACDB 97-139 | | 3/29/92 |
| 87-142 | John R + R D Anderson | 10/21/86 |

Apt + store

1, 2, + 3 stories

Built 1895

"many" rooms

brick, built-up flat roof, metal window sash
3 baths, + 5 toilets

see sketch in file

1977 add cinderblock storage room

Lay notes: Built 1891 around 1848 Bldg.
a book store there in 1852

J. W. Williams

try 11:00-11:30

947-3290

date built

age older bldg

older bldg there?

where was McKemie bookstore? Univ Bookstore
2 locations across street

camp firm founded 1876? 1876

∴ this must have been
cut off Blue Cottage lot

orig 1848

renovated + upper deck 1891

oldest in town in same location

→ come by for brochure (to keep)

Anderson's Bookstore

ACDB Geo S Shackelford, commr in case of Jones vs Vincent,
87-142 → John R Anderson & R D Anderson #3125-

10/21/1886 app 1886

lot at Univ of Va on N side of main rd leading for the
to the Univ & directly off opposite the Temperance
Hall".

same as C P Mc Kenzie → W V Roach → Sophia Leschot
suit is among her heirs

"& more recently occupied by the sd Andersons as a
general book & students furnishings store &
now occupied by them as such."
(doesn't give date of sales contract)

Amended 1916
(1888 line on RR)
NW

Tax (Andersons)

1888⁸⁷ 2nd J R + Red Anderson . 80 ac Univ + 1500 = 2500

not listed in Leach's name ^{1850's} ~~1870's~~ '80's

1891, 92 chv J R + Red Anderson 80p Univ + 1500 = 1900

1895 " " 800 + 4500 = 5300

1897 " " + " = " impite added

ACDB Clement P ² ~~W~~ Hetty M^e Kenne → Wm N Roach #315
42-457 3/8 ac on ^{the} "Tungike Rd of appurtenances
4/15/1845 lot M^e Kee across 12' alley on NW, ^{CP} M^e Kenne on NE & SE?
5.4 pp on Tungike

51-101 Wm N & Sarah F. Roach → Sophia Leachot #6225
9/22/1852 lot near U Va on north side of st leading fr Ch' to drive
same as M^e Kenne → Roach, except for piece sold to
Thos R Barlow (now owned & occ by Bert Jones) & piece sold to
Wm Wertenbaker (" " by M^e Kenne & Wm N Roach),
"incl all bldgs & outbldgs on ad lot of & around by
ad Wm N Roach"

Anderson's

3 storey, 7-bay

brick -

new (19...) storefront - glass & brick (stretcher), single,
w/ 2 recessed entrances

brick piers at 1st level ^{divide} into 3, 3, & 1-bay sections

stair ^{ent} access to upper levels set w/ in round-arched recess in 7th bay
heavy arch around door; 2-fl open stair, V in bal

^{single} storefront cornice; store name ^{on 2nd & 3 bays} painted over

1/2 windows w/ arch trim; same hgt each level
matches 711 w main; tin-clad

windows flanked by attached Corinthianesque columns ^{set} on
high pedestals dec w/ 2 rosettes; also at each end
cornice w/ dec cornice stops bet 2nd & 3rd levels

band ^{3rd} raised bullseyes connected by highings above 2nd story
~~massive~~ ~~parapet~~ parapet entab;

w (simple & narrow arch)
inset panels on " fudge
dec modillions

" " ^{cornice stops} brackets at each end of
(what is massive is ^{ent of parapet above cornice:}

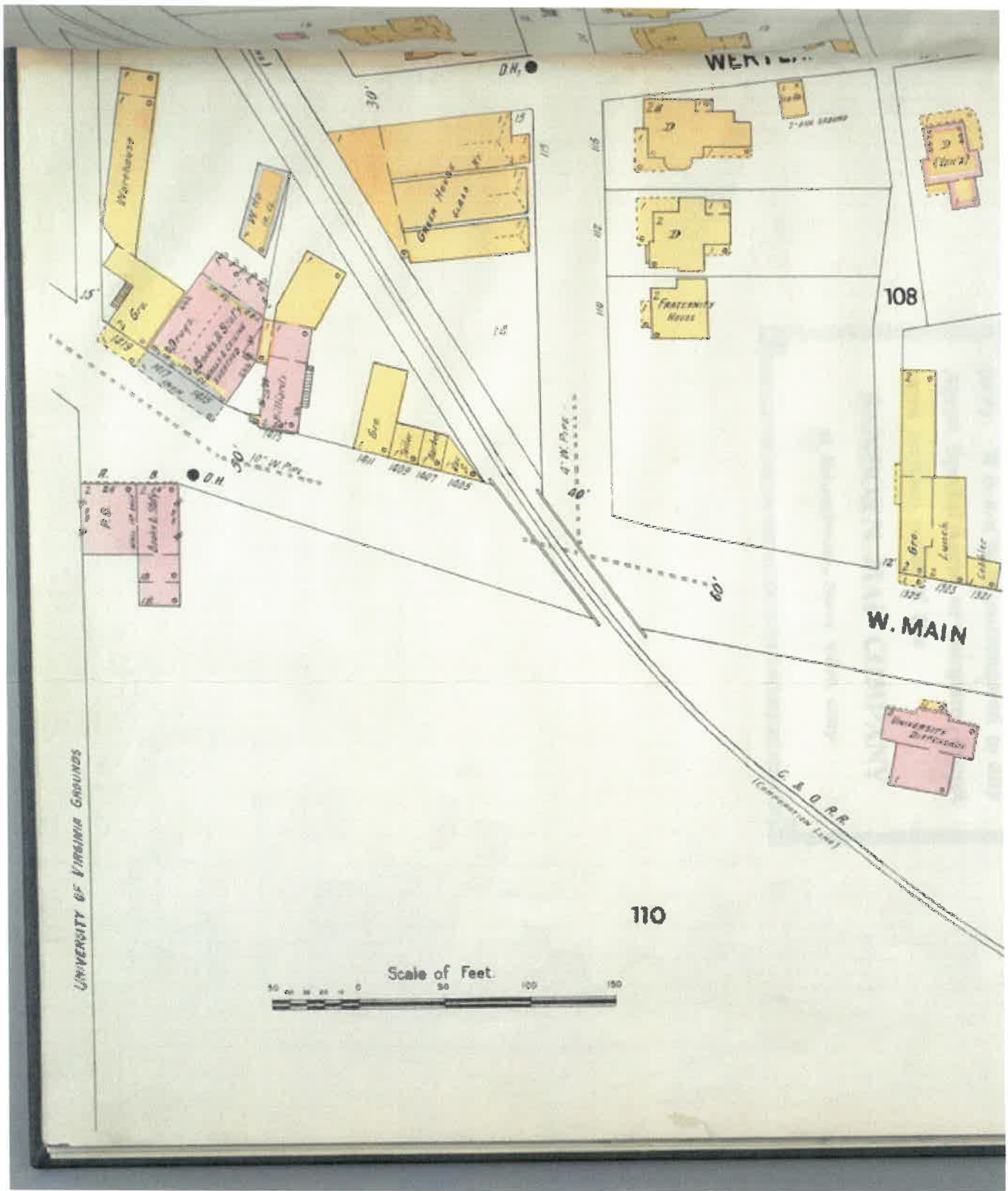
1st tier dec w/ raised ^{stylized} flower motif, also on cornice stops &
2nd " " " " ^{stylized sq flowers} bands above brackets
& raised letters ANDERSON BROTHERS, " on 3rd tier above
these sections centered over each half (as if duplex div)

near starwood, 3-story, 6/6 wind of oak beam)

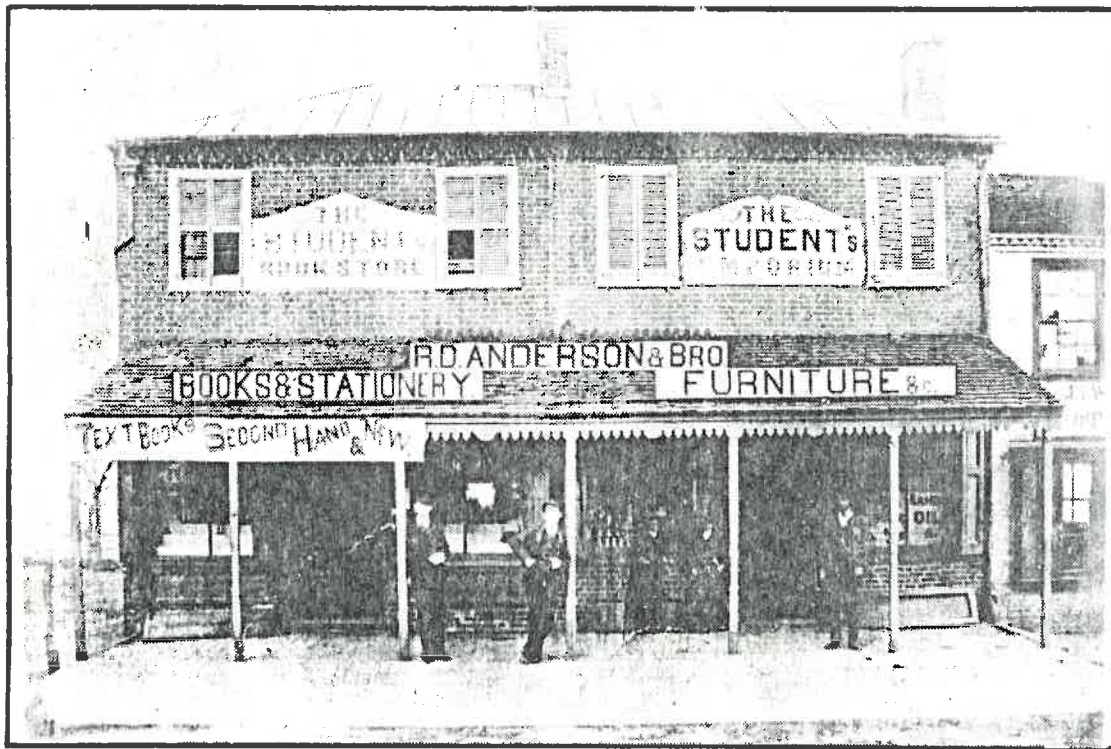
6-bay 3rd, 5-bay 2nd
stair hall bay goes only half way back

(i added up new bldg?)

5-c am board

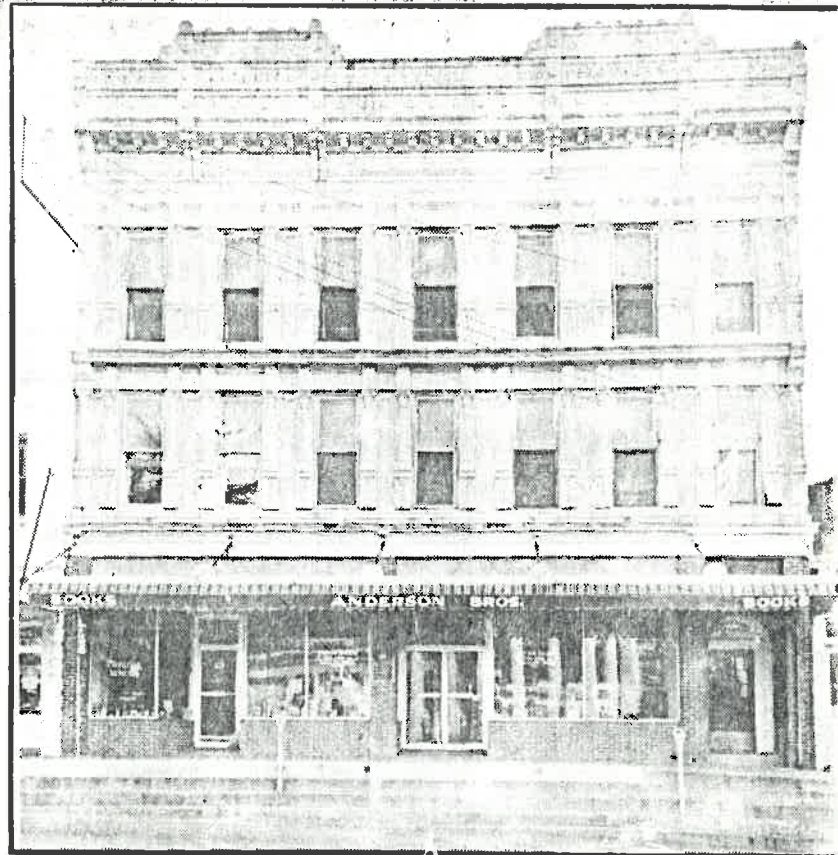


1876



1974

*We've been Facing Up
to the needs of The
University
For 98 Years*



On The Corner, At The University, 977-3290



Date 3/10/96 File No. 104-133-61

Name Anderson Bros. Building

Town Charlottesville 1419 University Ave.

County _____

Photographer S.E. Smead

Contents 6 exterior views

