

Architectural And Historic Survey



Identification

STREET ADDRESS: 1601 University Avenue	HISTORIC NAME:
MAP & PARCEL: 9-100	DATE / PERIOD: 1927, c. 1952
CENSUS TRACT AND BLOCK:	STYLE: Colonial Revival
PRESENT ZONING: B-3	HEIGHT (to cornice) OR STORIES: 2 storeys
ORIGINAL OWNER: F. W. Higgins, George Gilmer & H. T. Ferron	DIMENSIONS AND LAND AREA: 30' x 85.8' (2574 sq. ft.)
ORIGINAL USE: Grocery Store	CONDITION: Good
PRESENT USE: Women's Clothing Store	SURVEYOR: Bibb
PRESENT OWNER: James M. & Floy A. Arnette	DATE OF SURVEY: Summer 1986
ADDRESS: 1601 University Avenue Charlottesville, Virginia 22903	SOURCES: City Records Sanborn Map Co. - 1920, 1929-57 Charlottesville City Directories

ARCHITECTURAL DESCRIPTION

This nicely detailed building with an arcaded storefront is two storeys tall and three bays wide. Wall construction is of brick laid in stretcher bond. Its arcaded storefront is continued in the first bay of the Elliewood Avenue elevation. Round arches with stone keystones spring from brick piers. The display windows in the side bays have spandrels and fanlights. There is an entrance loggia under the center arch. The single-paned entrance door has 3-light sidelights and a half-round fanlight. There is a heavy wooden storefront entablature. Second storey windows on the facade and on both 6-bay side elevations are segmental-arched, double-arched, louvered shutters. The three first storey windows on the Elliewood Avenue elevation have been bricked up, as have some on the western elevation where only two small windows remain. There is an elaborate brick entablature with modillions below the top of the parapet on the facade and the Elliewood Avenue elevation. A small segmental-arched door near the rear of the Elliewood elevation has been bricked up and a frontispiece entrance built beside it. Fluted pilasters carrying a broken pediment frame a paneled entry recess with small display windows in the sides. The door has one light above two panels. A capped interior end chimney on the western elevation serves a fireplace in the store room. The rear addition extends two bays along Elliewood Avenue. It closely follows the original, except that the second storey and parapet are lower, although the brick cornice is continuous with the one on the front section and the windows lack shutters. Its first storey windows have also been bricked up.

HISTORICAL DESCRIPTION

F. W. Higgins, George Tilmer, and H. T. Ferron bought the southeast corner of the Kelly front yard in 1927 (City DB 58-19). Tax records show that this building was erected the same year. Leases on east and west store rooms were mentioned when they sold it the following year to W. S. Hildreth, who immediately sold it to Fannie P. Brady (DB 6-164, 75-173). The Cash & Carry Grocery occupied the building until Mrs. Brady sold it to Donald G. Stevens in 1941 (DB 107-301). For the next quarter century, it housed Stevens-Shepherd, Inc., a men's clothing store. Mr. Stevens, however, sold the building to Samuel T. McAlee and J. Robert Ponton in 1950 (DB 150-31). They bought the small lot behind in 1951 (DB 16--381) and enlarged the building in 1952. After Miller and Rhoads bought Stevens-Shepherd and moved it into the Barracks Road store in the mid 1960's, Ed Michtom's, another men's clothing store, occupied this building for about a decade. Arnette's, a women's clothing store, has occupied the building since 1976, and it was purchased by James M. Arnette, Jr., and Floy A. Arnette in 1982 (DB 426-344).



VIRGINIA
HISTORIC LANDMARKS COMMISSION
 SURVEY FORM

File no. 104 70
Negative no(s). 5072(31)

Historic name	Common name Arnette's
County/Town/City Albermarle/ Charlottesville	
Street address or route number 1601 University	

USGS Quad Charlottesville West, Va	Date or period 1925
Original owner	Architect/builder/craftsmen
Original use	Source of name
Present owner	Source of date
Present owner address	Stories 2 stories
Present use Commercial	Foundation and wall const'n
Acreage	Roof type flat roof with parapet

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.)

Pressed brick (stretcher bond). 3 bays; porch recessed into middle bay.
 Commercial vernacular. Clay tiles along top of parapet. Central entrance.
 Large plate glass windows with fan lights, on lower level; 2nd floor - 6/6 double
 sash under segmental brick arches.

Interior inspected?

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

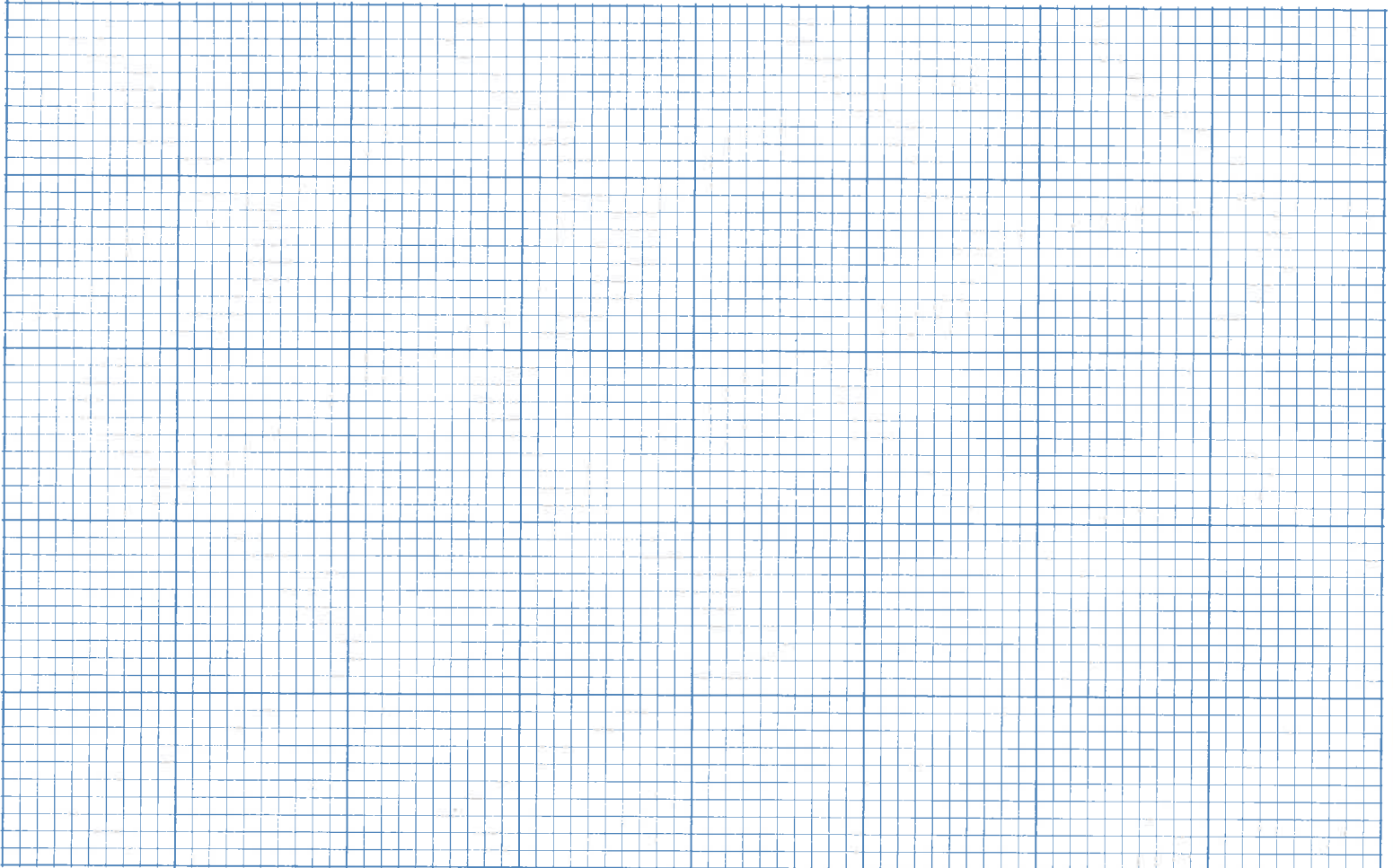
Sources and bibliography

Published sources (Books, articles, etc., with bibliographic data.)

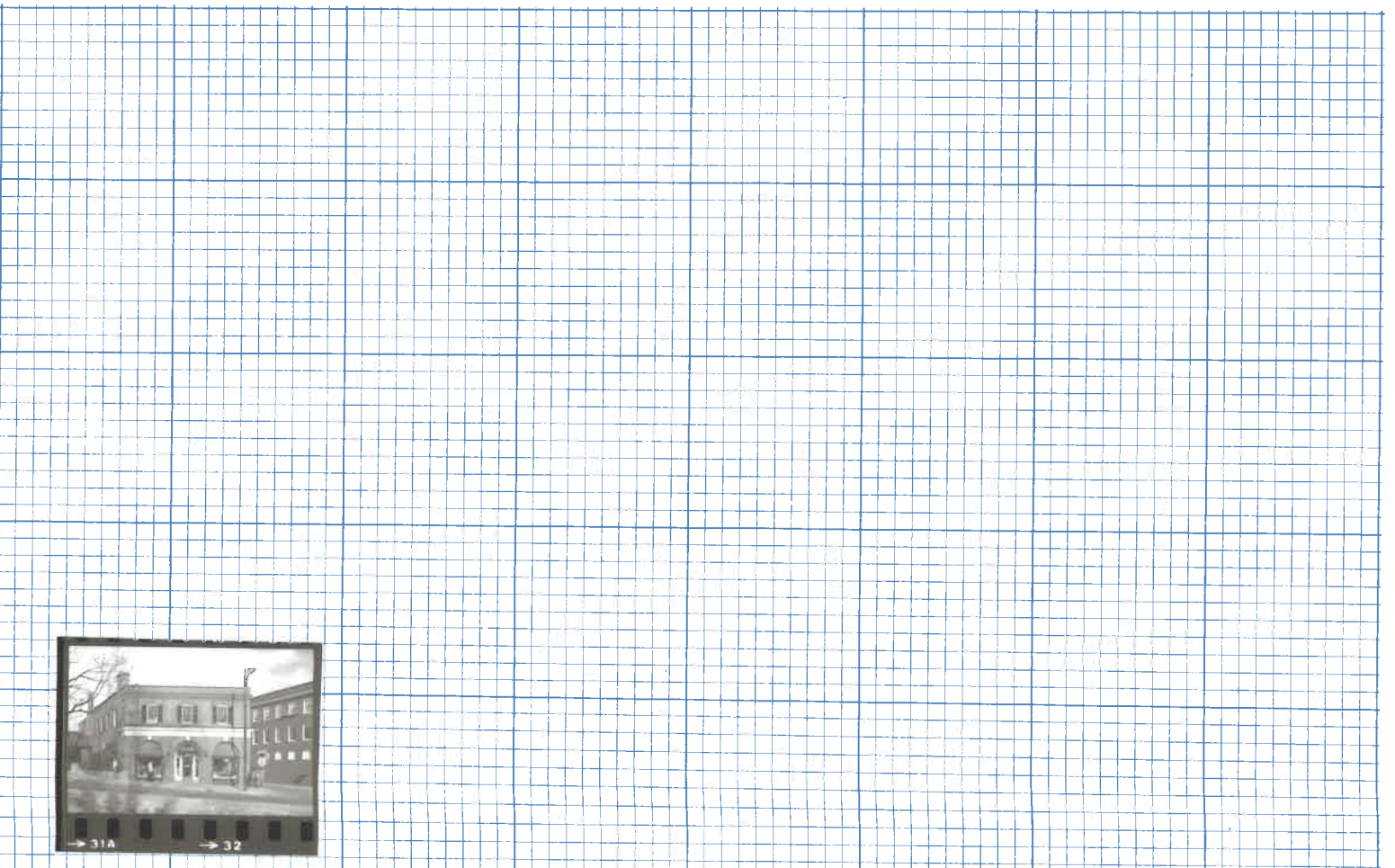
Primary sources (Manuscript documentary or graphic materials; give location.)

Names and addresses of persons interviewed

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



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



Name, address and title of recorder

B.L. Bosher Univ. of Va Grad. Student

Date

3-7-80



VIRGINIA HISTORIC LANDMARKS COMMISSION

HISTORIC DISTRICT SURVEY FORM

File No. 0104-130
Negative no(s). 7231; 7296

Page 1 of 2

Street address 1601 University Ave.
Town/City Charlottesville

Historic name Stevens-Shepherd Building

Common name Arnette's (Department Store)

- 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
 - enameled steel
 - other: _____
- cast iron
 - terra cotta
 - glass and metal

Number of Stories	Roof Type	Roof Material
<input type="checkbox"/> 1 <input type="checkbox"/> 2½ <input type="checkbox"/> 1½ <input type="checkbox"/> 3 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> _____	<input type="checkbox"/> shed <input type="checkbox"/> mansard <input type="checkbox"/> gable <input type="checkbox"/> gambrel <input type="checkbox"/> pediment <input checked="" type="checkbox"/> parapet <input type="checkbox"/> hipped <input type="checkbox"/> flat <input type="checkbox"/> other: _____	<input type="checkbox"/> slate <input type="checkbox"/> tile <input type="checkbox"/> wood shingle <input type="checkbox"/> pressed tin <input type="checkbox"/> composition <input checked="" type="checkbox"/> not visible <input type="checkbox"/> standing seam metal <input type="checkbox"/> other: _____

Dormers	Number of bays — Main facade
<input type="checkbox"/> 0 <input type="checkbox"/> 3 <input type="checkbox"/> shed <input type="checkbox"/> hipped <input type="checkbox"/> 1 <input type="checkbox"/> 4 <input type="checkbox"/> gable <input type="checkbox"/> _____ <input type="checkbox"/> 2 <input type="checkbox"/> _____ <input type="checkbox"/> pedimented	<input type="checkbox"/> 1 <input type="checkbox"/> 4 <input type="checkbox"/> 7 <input type="checkbox"/> 2 <input type="checkbox"/> 5 <input type="checkbox"/> 8 <input checked="" type="checkbox"/> 3 <input type="checkbox"/> 6 <input type="checkbox"/> _____

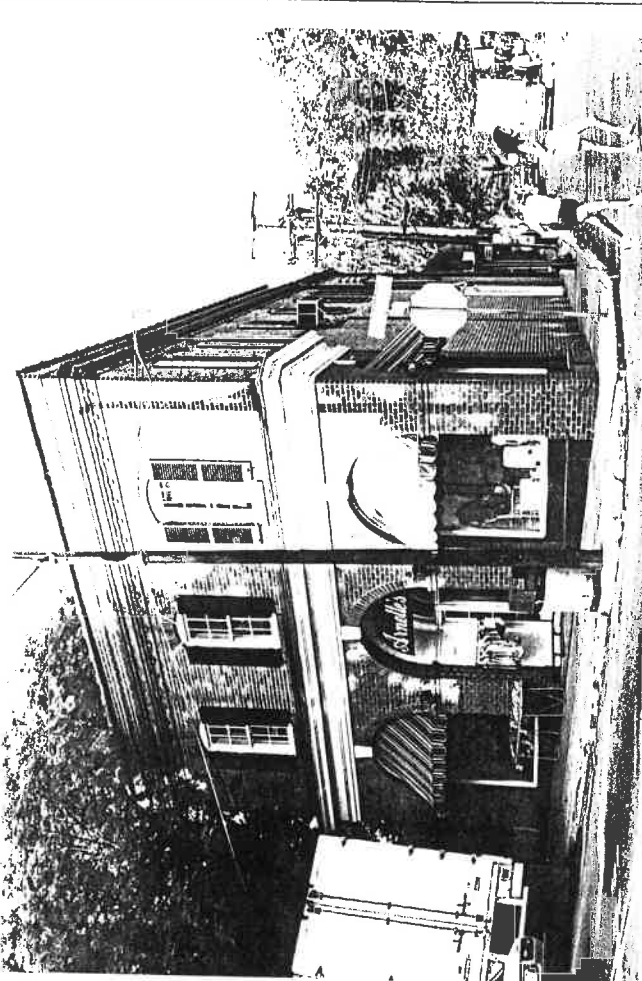
Porch	Stories	Bays	General description
<input type="checkbox"/> yes <input type="checkbox"/> no	<input type="checkbox"/> 1 <input type="checkbox"/> 3 <input type="checkbox"/> 2 <input type="checkbox"/> _____	<input type="checkbox"/> 1 (center) <input type="checkbox"/> 2 <input type="checkbox"/> 4 <input type="checkbox"/> 1 (side) <input type="checkbox"/> 3 <input type="checkbox"/> _____	Recessed entry with round-arched head

Building type

<input type="checkbox"/> detached house	<input type="checkbox"/> garage	<input type="checkbox"/> government	<input type="checkbox"/> industrial
<input type="checkbox"/> detached town house	<input type="checkbox"/> farmhouse	<input checked="" type="checkbox"/> commercial (office)	<input type="checkbox"/> school
<input type="checkbox"/> row house	<input type="checkbox"/> apartment building	<input type="checkbox"/> commercial (store)	<input type="checkbox"/> church
<input type="checkbox"/> double house	<input type="checkbox"/> gas station	<input type="checkbox"/> railroad	<input type="checkbox"/> _____

Style/period **Commercial Georgian** Date **Ca. 1925** Architect/builder _____

Location and description of entrance **Central entry with oversize fanlight and sidelights.**



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

One of the handsomest buildings on the Corner, Arnette's is virtually unaltered on the exterior. The building features round-arched openings and a heavy wooden and corbelled-brick cornices.

A pedimented side entry is approached from Elliewood Avenue (the long side of the building).

Historical information

An exclusive men's clothing shop, the Shepherd-Stevens Company, operated in this building from its erection until the early 1960s.

Arnette's, a specialty department store geared to women students, has operated here since the late 1970s.

Source **Sanborn maps; City directories; Real Estate office**
 Surveyed by **Jeff O'Dell, VHLC** Date **9-83**



VIRGINIA HISTORIC LANDMARKS COMMISSION

HISTORIC DISTRICT SURVEY FORM

File No. 104-130

Negative no(s). 7231 ; 72910

Page 2 of 2

Street address 1601 University Ave.

Town/City Charlottesville

Historic name Historic Street

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
 - enameled steel
 - other: _____
- cast iron
 - terra cotta
 - glass and metal

<p>Number of Stories</p> <p><input type="checkbox"/> 1 <input type="checkbox"/> 2½</p> <p><input type="checkbox"/> 1½ <input type="checkbox"/> 3</p> <p><input checked="" type="checkbox"/> 2 <input type="checkbox"/> _____</p>	<p>Roof Type</p> <p><input type="checkbox"/> shed <input type="checkbox"/> mansard</p> <p><input type="checkbox"/> gable <input type="checkbox"/> gambrel</p> <p><input type="checkbox"/> pediment <input checked="" type="checkbox"/> parapet</p> <p><input type="checkbox"/> hipped <input type="checkbox"/> flat</p> <p><input type="checkbox"/> other: _____</p>	<p>Roof Material</p> <p><input type="checkbox"/> slate <input type="checkbox"/> tile</p> <p><input type="checkbox"/> wood shingle <input type="checkbox"/> pressed tin</p> <p><input type="checkbox"/> composition <input checked="" type="checkbox"/> not visible</p> <p><input type="checkbox"/> standing seam metal</p> <p><input type="checkbox"/> other _____</p>
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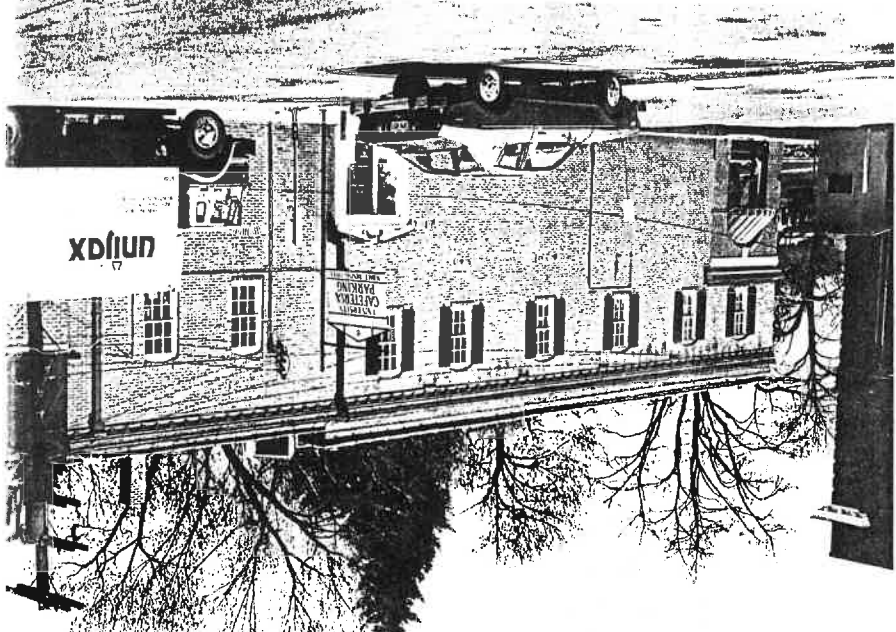
<p>Dormers</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>Number of bays — Main facade</p> <p><input type="checkbox"/> 1 <input type="checkbox"/> 4 <input type="checkbox"/> 7</p> <p><input type="checkbox"/> 2 <input type="checkbox"/> 5 <input type="checkbox"/> 8</p> <p><input checked="" type="checkbox"/> 3 <i>sym.</i> <input type="checkbox"/> 6 <input type="checkbox"/> _____</p>
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<p>Bays</p> <p>1 (center) <input type="checkbox"/> 2 <input type="checkbox"/> 4</p> <p>1 (side) <input type="checkbox"/> 3 <input type="checkbox"/> _____</p>	<p>General description</p> <p><input type="checkbox"/> government <input type="checkbox"/> industrial</p> <p><input type="checkbox"/> commercial (office) <input type="checkbox"/> school</p> <p><input checked="" type="checkbox"/> commercial (store) <input type="checkbox"/> church</p> <p><input type="checkbox"/> railroad <input type="checkbox"/> _____</p>
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Date _____ Architect/builder _____

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

Name 1601 University Ave.



Date _____

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

DEPARTMENT OF HISTORIC RESOURCE
RECONNAISSANCE SURVEY FORM

DHR Identification Number: 104-0133-0036

Other DHR Number: 104-70

Property Date(s) 1927

PROPERTY NAMES

1601 University Avenue

EXPLANATION

Historic/Current

County/Independent City: Charlottesville

State: Virginia

Magisterial District:

Tax Parcel: 9-100

USGS Quad Map Name: CHARLOTTESVILLE WEST

UTMs of Boundary:

Center UTM:

Restrict location and UTM data? N

ADDRESSES

Number	Thoroughfare Name	Explanation
1601 -	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, on corner site with Elliewood Avenue to southeast.

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
Chimney	2	Interior side	Brick	Common Bond
Cornice	2	Masonry	Brick	W/ Modillions
Cornice	0	Boxed	Wood	Molded
Roof	0	Parapet		Not visible
Walls	0	Masonry	Brick	Common Bond
Window(s)	0	Plate Glass	Wood	w/ Fan lights
Window(s)	0	Sash, double-hung	Wood	6/6

INDIVIDUAL RESOURCE INFORMATION

SEQUENCE NUMBER: 1.0

WUZIT: Commercial Building

Primary Resource? Yes

Estimated Date of Construction: 1927

Source of Date: Site Visit/Written

Architectural Style: Commercial Style

Description:

Three-bay, two story brick building with trapezoidal footprint that conforms to site. Front facade has central entrance recessed behind arcaded opening; one plate glass window to each side, topped by round-arched fanlight. Arches over windows and entrance are framed in brickwork and have keystones, and spring from brick string course, which gives appearance of caps on brick piers at corners and between entrance and windows. Wood cornice over broad entablature and shallow pent roof above extends across front facade and around corners at top of first-floor level. Second floor of front facade has three six-over-six double-hung sash windows with shallow segmentally-arched lintels, fitted with blinds. An elaborate brick cornice with modillions caps second floor; parapet above cornice. The southeast side elevation facing Elliewood Avenue is eight bays deep, including a two-bay two-story addition. The first floor has a plate glass display window with fanlight like those on the front facade, in the southwest end bay. The second floor has a range of eight windows repeating the design of those on the front facade. There is a secondary entrance in the side wall, in recess flanked by small display windows and topped by a broken pediment.

Condition: Good-Excellent

Threats to Resource: None Known

Additions/Alterations Description:

Rear addition, two bays deep and two stories tall, added between 1941 and 1969 (Sanborn 1941, 1969); probably in 1952 (Bibb 1986). Various first-floor window openings on the side elevations have been bricked in.

Number of Stories: 2.0

Interior Plan Type:

Accessed? Yes

Interior Description:

Interior retains much of what appears to be original, with spaces divided, wood floor, and shelves along walls. Stair rises from center at rear of original section, with small room to left at landing; turns and rises to two additional spaces at second level. Addition contains one room on each floor.

Relationship of Secondary Resources to Property:

None.

DHR Historic Context: Commerce/Trade

Significance Statement:

Architecturally distinctive building with Classical Revival features, and high level of integrity. Erected in 1927 in front yard of Kelly House. Has housed a grocery, Stephens-Shepard men's clothing, and Miller and Rhoads; also Ed Michtom's, a men's clothing store. Arnette's the present occupant, moved into the building in 1976 (Bibb 1986). The building is an important contributing resource in the historic district.

GRAPHIC DOCUMENTATION

Medium	Medium ID #	Frames	Date
B&W 35mm Photos	14642	35 - 37	3/ 2/1996
B&W 35mm Photos	14643	2 - 3	3/ 2/1996

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 #: 1.2 Bibliographic Record Type: Survey, Other

Author:

Citation Abbreviation:

Virginia Historic Landmarks Commission (VHLC) Survey

Notes:

N.d., no author. VDHR Archives.

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/ 2/1996

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 : James M., Jr.Evelyn

Last : Arnette

Suffix :

Title :

Company: and Floy A.

Address: 1601 University Avenue

City : Charlottesville

State: VA

Zip : 22903- Country: USA

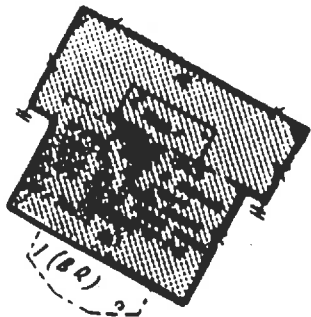
Phone/extension:

Individual Category Codes:

Mailing Address Notes:

Surveyor's Notes:

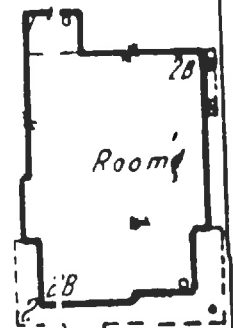
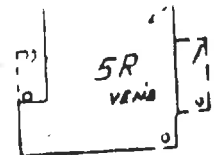
ARK'G



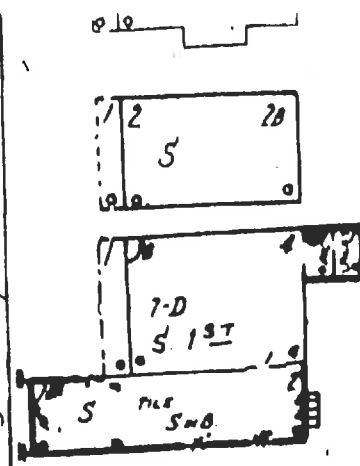
V. MAIN

57

City of Charlottesville
site plan - n.t.s.
6/96 S.E. Smead



ELLIEWOOD



PARK'G

PARK'G

104-133-36

1555

1525

1505

1515

1535

1575

1595

1515

1535

1555

W. MAIN

MINOR CT.

35'

35'

35'

35'

35'

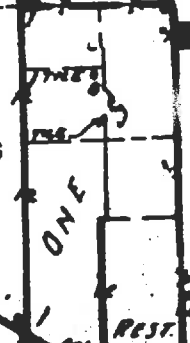
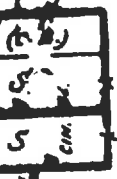
35'

35'

35'

35'

35'



304 305

17'

17'

17'

17'

17'

17'

17'

17'

17'

17'

17'

17'

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17'

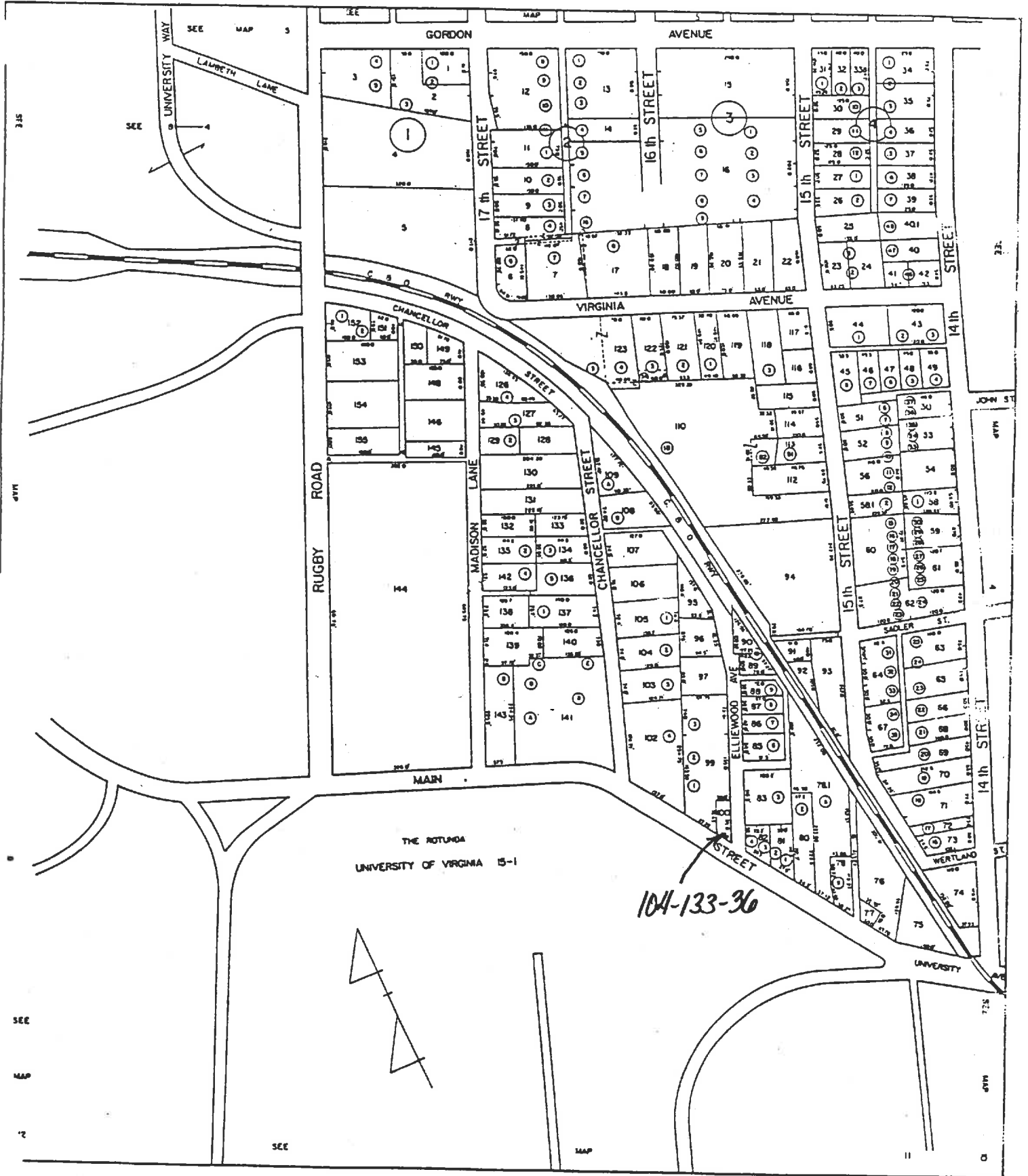
17'

17'

38

WERTLING ST.

CITY OF CHARLOTTESVILLE



SCALE 1" = 100'

SECTION:

9

7-100 ✓

30 x 85.8 (2574)

B

1601 Union Ave (Arnette's) built 1932 #559

426-344 James M. Jr & Floy A. Arnette 1982
 (same add.)
 160-381 Samuel T. Meade & J.R. Ponton 1951
 150-31 " " 1950

plot 150-31

~~155-110 Hagar L. Seltle~~
 Donald C. Stevens

Elkwood Ave

built 1952

built 1932-52

2.5 + base

brick found walls, built up flat roof

Built 1927

1601 Union Ave

- 150-531 Donald B & Helena B. Stevens → Samuel T. M^ealee & J. Robert Panten \$33,000
4/12/1950 NW corner West Main^{35'} & Elliewood^{70'}
same as 107-301
- 107-301 Fannie Perkins Brady → Donald B. Stevens \$30,000
7/1/1941 NW corner W Main & Elliewood
same as 75-173
- 75-173 W S & Ely M Hildreth → Fannie P. Brady
7/27/1928 ~~lot~~ 1/2 int in property owned jointly bet them
NW corner W Main (35') & Elliewood (70)
same as DB 60-164, 2/6/1928,
w/ inpts
- 60-164 PW ~~H~~ & Victoria Higgins, HT & Effie M. Ferron, Geo D & RD
2/6/1928 Gilmer → W S Hildreth \$33,364
35' x 70
same as DB 58-19, 1927, for Nancy Jane Whitten
leases on E & W store rooms mentioned
- 58-19 Nancy Jane Witten (5), Matilda W. & W W Kelly → F W & Victoria
7/20/1927 Higgins (1/2), Geo Gilmer (1/4), & HT Ferron (1/4) \$15,000
NW corner W Main & Elliewood, SE corner of
DB 45-21, 9/4/23, SE Chancellor est → Nancy Jane Witten &
Matilda Witten Kelly
- 45-21 1922
plot of W side Elliewood shows Kelly & Mirou
house

1927	Nancy Wilbur Matilda W. Kelley	L 1 & 2, N side U. Ave	5700 + 9500 = 15,200	inpts added
1928	" "	" "	4600 + 9600 = 14,200	Set off Higgins inpts added
"	F.W. Higgins	pt L 1	1100 + 12,000 = 13,100	By Wilbur & Kelley
1930	W.S. Hildreth	" "	" " "	Bldg added
1931, 32	" "	" "	6800 + 8,500 = 15,300	
1934	Fannie P. Bradley	" "	" " "	

Arnette's

□, 2-5, 3-bay
trabcher

arcaded
colonnaded storefront cont 1 bay on side
round arches of stone keystone spring for brick
~~range~~ 2 Ranges
ent loggia in center arch ^{1-2 door 3-4 side lights,} fanlight
arches from ground, wood or ^{spandrelle} ~~con~~ Take over display
heavy storefront entab ^{under window}

2nd level sq-arched 6 of lowered shutters
same all 6 bays side el

Sub brick entab of brick ^{medallion cent on side}
below parapet

0 1st level side wind. ³ sq-arched bricked flush
~~cap~~ ^{# 3, 4, 5} int end chin on W side serves
fireplace in store room

frontispiece ent rear bay besides on sq-arched
ent bricked flush;
fluted pilasters carry broken pediment
~~pane~~ raised panels below on display windows
door (2/2 panels)

W side: 5 ^{shutter} ~~sq~~ 2nd, only rear one door
^{# (bricked)} on 6-1 sq-arched # 2 + # 4 1st level
sq " # 5 bricked up"
no cornice
capped int end chin

2-Stage rear wing, 1
no shutter, lower paracet
1st level and also locked flash
course cont
2nd & lower
stitcher
B



Date 3/2/96 File No. 104-133-360

Name Arnette's (Stevens - Shepherd Building)

Town 1601 University Ave.
(Charlottesville)

County _____

Photographer S. E. Smead

Contents 5 exterior views
