

# Architectural And Historic Survey



## Identification

**STREET ADDRESS:** 220 E. Main Street

**MAP & PARCEL:** 28-36.1

**CENSUS TRACT AND BLOCK:** 1-123

**PRESENT ZONING:** B-4

**ORIGINAL OWNER:** James Lobban

**ORIGINAL USE:** Dry Goods Store?

**PRESENT USE:** Insurance & Travel Agency

**PRESENT OWNER:** H. H. George Real Estate Trust

**ADDRESS:** c/o Mrs. Theodore Murphy

1837 Fendall Avenue

Charlottesville, Virginia

**HISTORIC NAME:** Lobban-George Building

**DATE / PERIOD:** 1860

**STYLE:** No Identifiable Style

**HEIGHT (to cornice) OR STORIES:** 3 storeys

**DIMENSIONS AND LAND AREA:**

**CONDITION:** Good

**SURVEYOR:** Bibb

**DATE OF SURVEY:** Fall 1979

**SOURCES:** City/County Records Ch'ville City Directories

Mrs. Theodore Murphy 1920's postcard, ACHS

Alexander, Recollections of Early Charlottesville

Sanborn Map Co. - 1886, 1891, 1896, 1907, 1920, 1969

## ARCHITECTURAL DESCRIPTION

This building and the adjacent one were built at the same time and are now among the oldest ones remaining on the street. This one is three stories tall and the other two stories, but both are the same height, and they originally shared a common stair. This building is three bays wide. Construction is of brick laid in stretcher bond on the facade and now painted greenish yellow. This is a very early example of stretcher bond, in this area. A round-arched stair entrance at the western end of the facade has been filled in. The storefront has a recessed entrance loggia. The walls are faced with tile below the copper-framed display windows. There is a simple storefront cornice. Windows at the upper levels are double-sash, 6-over-6 light (shorter at the third level) with plain surrounds. The projecting cornice (probably not original) with brackets, finials, and cornice stops, has been removed, leaving a plain parapet. Behind it, a shed roof covered with standing-seam metal slopes to the rear. The second and third stories of this building were originally used as living quarters. Much original fabric remains, including fireplaces with coal grates and a Gothic door. There are three round arches in the front wall of the basement. They were bricked up many years ago, and there is no clue as to their purpose. This building had a one-storey rear wing with a narrow two-storey hall section, all probably original, which was extended or replaced by a larger one-storey wing c. 1907-1920. A one-storey cinderblock wing was added behind that c. 1960-62.

## HISTORICAL DESCRIPTION

James Lobban bought this lot in 1850 (ACDB 49-200, 56-61) and erected two store buildings in 1860. H. H. George purchased them in 1877 (ACDB 84-146, dated 1884), and they are still owned by his heirs (City DB 380-338). Their Victorian cornices were removed in the 1930's or 1940's and the common stair c. 1960. This store room has been occupied almost continuously by millinery and dress shops: Miss Louise Zimmerman c. 1900-1920's, the Helen G. Eastham Shop c. 1930-mid-1950's, the Colonnade Shop mid-1950's-1977. Murphy Insurance and Travel, Inc., has occupied the building since 1977. In the 1920's and 1930's the second storey was occupied by the Albemarle County Rest Room, a lounge provided for shoppers by the merchants.





VIRGINIA  
HISTORIC LANDMARKS COMMISSION

SURVEY FORM

File no. VA-12B  
Negative no(s). 5063: 13

Historic name	Common name <u>MURPHY INSURANCE TRAVEL</u>
County/Town/City <u>ALBEMARLE/CHARLOTTESVILLE</u>	
Street address or route number <u>220 E. MAIN STREET</u>	
USGS Quad <u>CHARLOTTESVILLE EAST, VA.</u>	Date or period <u>C. 1860</u>
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

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-(AMERICAN BOND) 3 STORIES; ~~COMMERCIAL USE~~; 3 BAY;  
COMMERCIAL VERNACULAR; RECESSED CENTRAL ENTRANCE;  
PLATE GLASS WINDOWS ON FIRST FLOOR; 6/6 SASH WINDOWS ON  
2ND; 3RD STORIES; ADDITIONS- 1 STORY CINDERBLOCK IN REAR;  
Mid-19<sup>th</sup> commercial bldg.; extensively altered.

STRING COURSE TIES MURPHY WITH KELLER: GEORGE

Interior inspected? YES

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

BOUGHT BY MURPHY FAMILY IN 1884

SANBORN MAPS:

1886 DRY GOODS

1891 MILL'Y



1960

SPECIAL AGENT.

*Alfred J. Smith*

SEAL  
SEAL

*Moore Street*

*1122-123-124 & 125*

<p><i>A</i></p> <p>Stone &amp; Drilling</p> <p>2 Stories</p> <p>Walls - brick</p> <p>Roof - wood</p> <p>28 x 36 ft</p>	<p><i>B</i></p> <p>Addition</p> <p>Stone &amp; Drilling</p> <p>2 Stories</p> <p>Walls - brick</p> <p>Roof - wood</p> <p>18 x 36</p>	<p>Stone &amp; Drilling</p> <p>3 Stories</p> <p>Walls - brick</p> <p>Roof - wood</p> <p>29 x 36</p>
<p>1 Story</p> <p>Walls - brick</p> <p>Roof - wood</p> <p>18 x 30 ft</p>	<p>1 Story</p> <p>18 x 24</p>	<p>1 Story</p> <p>18 x 24</p>

*Consequence to*  
*8 Wood - wood*  
*5 Brick - Wood*

*The new building*  
*connect with*  
*with each other and*  
*with the old*  
*building*



1860

No. 21282 } Revivalation of Building formerly declared for Assurance by James Lobban  
                  } & Thomas Wood per Declaration No. 376 A

I the undersigned James Lobban  
residing at Charlottesville in the county of Albemarle do hereby declare for Assurance  
in the Mutual Assurance Society against Fire on Buildings of the State of Virginia, my  
now lsh in the town of Charlottesville  
occupied by myself a school situated between property of James  
on the west and George Cook & Henry Wood on the east  
and on the south side of Main Street in Charlottesville and  
the county of Albemarle the dimensions, situation and contiguity to other Buildings or Wharves, what the walls  
built of, and what the Buildings are covered with, are truly specified on the annexed plat of the said building  
valued by the appraisers, as appears by their certificate hereto attached, to wit:

MARKED.

the Stone & Dwelling	A at \$2500	Say Twenty five hundred	Dollars.
the Or Addition	B at 4500	Forty five hundred	do.
the Or Addition	C at		do.
the	D at		do.
the	E at		do.
the	F at		do.
the	G at		do.
the	H at		do.

\$7000

Seven thousand Dollars  
I do hereby declare and affirm, that I hold the above-mentioned Buildings with the land on which they  
and in fee simple  
and that they are not, nor shall be insured elsewhere, and that I and my heirs and assigns will abide by,  
serve and adhere to the constitution, rules and regulations, which are already established, or may hereafter be established by a  
representatives or by a majority of the property insured, represented either by the per-



✓  
Colomade

#312

same as K & B

concrete block found, brick, built up T & B flat  
built 1900

1977 partition

remodeled 1961-62

Mrs Murphy

gf bought 1884, present bldg ~~1884~~  
both backs 1960-62

→ have 1860's drawing from UVa microfilm  
stairs - out c1960, no way to get upstairs until 1978 Col;  
planned replace, but too narrow for city code  
coal grates, was an old lock, cut of bottom door bet 2 rooms  
on 3rd storey, boarded up for pigeons  
2 rooms deep across front  
K & B 2nd watchmakers in front, rest unpartitioned  
Community Rest Room on Col 2nd floor

Jack Alexander Block - (VNB block) - he her gf <sup>owned</sup> ~~owned~~  
1844-

newspaper office over Timberlakes  
has 1860-80 picture from book

arches in both bldg, 3 Col, - K & B

(her mo. lived in block w/ A.P. Bibb house on High St.)



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—  
Albemarle Rest Room - 216 E. Main - 1929, 1931, '38  
(Eastham's 320, no 218)  
Mrs Ora Lander, matron

Ch' & Alb Co Community House & Rest Room - 216 E Main  
1947-48

nl 1927

∴ c1928-

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Col - K & B

ACD 13

84-146

10/14/1854

Drury Wood, RTW Duke, & CD Fishburne, spec comm<sup>er</sup>  
(1877) in case of Jones <sup>Rede</sup> for Lobban → H H George #5500  
contract sold 11/29 & 12/14/1877

part of James Lobban's real estate on south side Main  
"The store room occupied by H. ~~Benson~~ <sup>Adler</sup> & the store  
room occupied by H. Benson, incl the passage or hall  
bet them & the cellars under sd store room & the  
rooms over them, w/ a front on Main St of about  
45 ft & extending fr the western wall of the house on  
the eastern side of the property sold by this agreement  
& which house belongs to — Koblinger; along the  
southern line of Main St to the wall of the house  
in which Jesse W Jones now has his store & which  
is on the western side of the property sold by this agreement  
to the distance of c 45 ft, & sd property runs back  
to Water St .... The wall on western side of property  
is to be a joint & common wall bet this & residue of  
James Lobban's property; & wall on Koblinger side  
is to be as it now stands"

Store rooms occupied 1877 by Adler & Benson now  
occupied by Harkins & Ware

57-590

1/25/1859

Drury Wood, <sup>trustee for</sup> ~~under 1858 deed of trust for~~ Wm M & Mary C. Koblinger  
→ James Lobban 7/15/1858 #3050  
house & lot on south side Main St "opposite corner fr residence  
& storehouse of C Hornsey & adjoin property of James  
Lobban on eastern side & ...

"now occupied by Mary Ann Koblinger"

same as 1856 Samuel E W Becker → Koblinger

Kaufman's

84-146  
56  
57-590



- 56-61 1850 Tucker & Anne E Isaacs → Thos Wood & James Lobban  
8/26/1856 lot on Main St, part of Lot 35, <sup>part</sup> bought for Estlin Hemmings 1845, & part for Nancy West 1850. Lobban has since bought out wood  
~~→ Isaacs → Lobban~~  
→ Thos & Mary S Wood → James Lobban.
- 54-146 Thos Potentini → James Lobban \$200  
9/14/1855 land on south side Main St bet houses of Lobban & Potentini (brick)
- 49-200 Tucker & Ely Ann Isaacs → Thos Wood & James Lobban, \$2250  
part of Lot 35.  
part for Estlin & Julian Ann Hemmings 1845  
x 90, for Nancy West, adj (1845) <sup>David</sup> Isaacs est on west  
~~part of estate of David Isaacs (bought for Nancy West 1850)~~  
adj store house of sd Isaacs occupied 1850 or '56 by  
Jones & Lobban on west, 14' on Main St x 44' back  
also part south <sup>of store house</sup> to Water St 153 back x 30',  
part occupied by Lobban as stable & garden, all part of L 35  
all land in Hemmings deed & in West deed
- 43-282 Estlin & Julian Hemmings of <sup>Pasco,</sup> Ohio → Tucker Isaacs \$150  
12/12/1845 part of L 35, 36' on Main x 90' back  
" " lot bought for Nancy West  
adjoins David Isaacs est on west
- 48-428 Nancy West → Tucker Isaacs \$150  
6/1/1850 1) lot adj store house of sd Isaacs, now occupied by Jones & Lobban  
on west, 14' on Main x 44' (thru house)  
2) lot behind Isaacs' store house lot, 36' x 155'  
3) part of L 36, north of Isaacs' home  
(48-429, 430 other deeds to parts of L 36)



1860	1863	James Lobban	L35	300 + 1850 = 2150	
1861	1840	" "	"	" + 3850 = 6150	\$4000 added for ingate
1860 (corner lot)		" "	"	1000 + 1500 = 2500	for M. Kellinger, Tr
1861	"	" "	"	" " "	ref 3/18/62
1872-1875		" " est	"	2000 + 6000 = 8000	
1878		" " "	"	1000 + 6500 = 7500	
1882		" " "	"	" + " = 8000	\$500 added for ingate
1885 (Rearing corner lot?)		" " "	"	" + 2500 = 3500	off part L35 to H. H. George
1885, 1889		H. H. George / est	"	1000 + 5500 = 6500	for Jas Lobban's est
1891, 94		" " "	"	" + 4500 = 5500	
1901		" " "	"	1500 + " = 6000	



Col, K & B (L35)

1883 <sup>1000</sup> + 2500 = 3500  
 1000 + 5500 = 6500  
 2000 + 8000 = 10,000  
 1882 <sup>1500</sup> + 6500 = 8000

1888, 85	B. B. Berdorfer (to for) Isaac Letoman	L35	+2000 = 3000
1882	" " "	"	+1500 = 2000
1878	" " "	"	+3000 = 3500
1872	" " "	L35	" = 4000

1885 - ~~2500~~  
 1000 + 2500 = 3500  
~~1000~~ + 5500 = 6500 } 2000 + 8000 = 10,000

<del>1888</del>	<del>Taylor Powell</del>	<del>L35</del>	<del>+1000 = 400</del>
1888	J A Swabner	L35	+2500 = 3500
1885	Jas Lobbanet	"	" " off part L35
1882	" " "	"	+6500 = 8000 H H George
1878	" " "	"	" = 7500 4500 added for ingate
1875, 72	" " "	"	2000 + 6000 = 8000
1885	H H George	L35	+5500 = 6500 for Jas Lobbanet

" parcel B bought c 1859 fr Keblinger & sold c. 1860, large lot w/ bldg.  
 " A " \_\_\_\_\_ & owned until c 1870, new bldg 1860, + 1870-71?