



Bibb/Spring 1979

IDENTIFICATION	BASE DATA
Street Address: 117-121 W. Main Street	Historic Name: Walters Building
Map and Parcel: 33-260, 261	Date/Period: 1898
Census Track & Block: 1-312	Style: Victorian
Present Owner: Sophia P. Tripolas	Height to Cornice:
Address: 316 Parkway	Height in Stories: 2 1/2
Present Use: Restaurant(##7), 2 Retail Stores	Present Zoning: B-4
Original Owner: John L. Walters (#119,121)	Land Area (sq.ft.): 49.2' x 137' (6740 sq. ft.)
Original Use: Furniture (?) Store	Assessed Value (land + imp.):

## ARCHITECTURAL DESCRIPTION

This imposing building is three bays wide and three stories tall at the front, dropping to two stories in the rear below a shed roof covered with standing-seam tin. Construction is of pressed brick laid in stretcher bond on the facade, and ordinary brick laid in 5-course American bond on the Second Street elevation. The facade has a projecting central bay and slightly recessed side bays with corner piers. Traces of old signs painted on the facade are still legible: "Covington & Peyton" stretching across the entire facade between the second and third stories, and vertically between the second storey windows: "Oil Stoves", "Gas Stoves", "Toys", etc. The signs on the eastern half of the building are less legible and appear to have had other signs painted over them at some time. A brick pilaster with base and pedestal, but no capital, divides the first level of the facade into eastern and western halves. Originally there were probably also pilasters at the ends, all with capitals, supporting an entablature above the storefronts, but they no longer exist. The western storefront has tile-faced walls and a recessed entrance loggia. The eastern half is divided into two small storefronts, one of which is noteworthy for its tile-faced walls and semi-dodecadonal-arched entry recess. Windows at the upper level are double-sash, 1-over-1 light, with bands of white concrete that stretch across the entire facade between the corner piers, serving as sills and lintels. At the second level, there are two windows in each side bay and a pair of narrower ones with a fluted pilaster between them in the center bay. Windows at the third level are shorter. There are groups of three in the side bays and two in the

## HISTORICAL DESCRIPTION

center bay, all with single engaged Tuscan columns between them. A projecting parapet cornice with heavy scroll brackets is set directly above the windows of the low-ceilinged third storey. Above that, one section of the original roof balustrade remains over the first bay of the Second Street elevation. On the facade, pedestals with finials remain at the corners and on either side of a pedimented panel above the center bay giving the name of the building (with an incorrect apostrophe) in raised letters. The first bay of the Second Street elevation matches the facade, with single windows at the second and third levels. Of the remaining seven bays, each of the first five has a metal sash casement window at the first level. Above the first level, each of the seven bays is recessed between plain piers. Each has a single window at the second level, 2-over-2 light with white concrete sill and lintel extending the width of the bay. There is a recessed panel in place of a window at the third level. The parapet drops one step lower with each bay, the panel diminishing in height correspondingly.

## GRAPHICS

W. R. Duke, as trustee for John L. Walters, purchased this lot in 1893 (City DB 4-126). A two-story duplex brick building with parapet gables, built in the mid-1800's, was torn down and the Walters Building erected in 1898. The first level was used as a single large store in the early years: J. H. Montague & Co. (furniture), then a hardware store, then Covington & Peyton (china) in the 1920's. After the Walters family sold it in 1923 (DB 44-152), Jefferson-Lafayette Theatres, Inc., bought it in 1927 (DB 57-317) and subdivided it into two stores. Nick Tripolas and Arthur G. Costan, who had operated the Monticello Lunch there since the late 1920's, bought the eastern half in 1940 (DB 104-314). In 1944 they bought the western half from Frank J. Edwards, who had owned it since 1927 and operated the Piggly-Wiggly Grocery Store there (DB 57-419, 115-352).

Additional References: City DB 39-64, 383-63, WB 19-196.

CONDITIONS	SOURCES
Good	City Records Mrs. Nick Tripolas (Sophia P. Tripolas) A. G. Costan Alexander, <u>Recollections of Early Charlottesville</u> Sanborn Maps - 1896, 1907, 1920, 1969



# VIRGINIA HISTORIC LANDMARKS COMMISSION

File no. 104-72 A
Negative no(s). 33

## SURVEY FORM

Historic name <i>WALTER'S BUILDING</i>	Common name <i>MONTICELLO RESTAURANT</i>
County/Town/City <i>CHARLOTTESVILLE</i>	<i>LOVE WIG</i>
Street address or route number <i>117-121 WEST MAIN ST.</i>	<i>BATTEN'S AUTO PARTS</i>

USGS Quad <i>CHARLOTTESVILLE WEST EAST</i>	Date or period
Original owner	Architect/builder/craftsmen
Original use	Source of name
Present owner	Source of date
Present owner address	Stories
Present use	Foundation and wall const'n
Acreage	Roof type

State condition of structure and environs *FAIR*

State potential threats to structure *UPSTAIRS MAY BE VACANT*  
 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, (RUNNING BOND). 3 STORIES. LOW PITCHED ROOF. 5 BAY, 2nd STORY. 3 BAY 3rd STORY. VICTORIAN COMMERCIAL. CA. 1880. 2nd STORY 1/1 SASH, DOUBLE HUNG. CONTINUOUS STONE SILL & LINTEL. CENTER BAY WITH PAIRED WINDOW PROJECTED. 3rd STORY 1/1 SASH, DOUBLE HUNG. TRIPLE WINDOWS TO EAST & WEST. CONTINUOUS STONE SILL. PAIRED AND TRIPLED WINDOWS SEPERATED BY ENGAGED COLUMNS. BRACKETED CORNICE. METAL PEDIMENT OVER CENTRAL BAY FRAMES RAISED "WALTER'S BUILDING" SIGN. 117 W. MAIN (MONTICELLO RESTAURANT). CA. 1935. BAKED GLASS OVER BRICK. ENTRANCE TO WEST. METAL CORNICE 119 W. MAIN (LOVE WIG). CA 1935. BAKED GLASS OVER BRICK. RECESSED CENTRAL ENTRANCE. METAL CORNICE. 121 W MAIN (BATTEN'S AUTO PARTS) CA 1940. SHEET METAL & BAKED GLASS OVER BRICK. RECESSED CENTRAL ENTRANCE.*

Interior inspected?

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

see file

Waltera Bldg (Batten date <sup>4 east</sup> ~~Porte~~) 121 W

353-63 Sophia P. Triposos 4/1/77 \$75,000 <sup>roof panel</sup> see 33-260 + 262 ~~for plat~~  
 19-196 " " AB Costen, et al 3/2/75 plat 144-19  
 115-352 <sup>2121</sup> Nick Triposos + AB Costen 1944  
 104-314 <sup>4117/119</sup>

incl City Fish Mkt  
"old"

concrete found, glass + metal front, flat metal roof  
O base.

1965 repaired entrance 119

1974 replaced floor (117-119)

or 1904-1927 by who?

Facade has to be 1893-1904 because of name at top

Enlarged 1896-1969, prob 1896-1929 } but 1896 says 2 stories

Why "Covington + Peyton"? } 1907-1920 " 2 1/2 "

2/1920 Sanborn shows it all 1 store; 1907 - 2 stores w/ stairs between } 2/1920 + 1969 " 3 "

new bldg 1898, ~~prob~~ 3 stories in front, 2 in rear

121

FJ Edwards

plat 57-424

117-119

Jeff. Lafayette Theatres Inc

" "

121

117

owners: Walters 1898-1923 = 25 yr

=

Costan 1944-1979 = 35 yr

Costan 1940-1979 = 39 yr

occupants:

Mrs Tripolas's dau: 3-8291

dau & uncle Arthur B Costan ~~was~~ rented 1928 on, then bought Piggly-Wiggly there before

Mr Costan

~~about~~ 110-120 yr old, whole block  
partially  
owned c 1910-1915

Peyton chinaware

Edna owned corner, P.W c 15-20 yr

Walters Bldg (121 W)

121

115-352 Frank J & Julia Eliza Edwards → Nick Trigolos & Arthur B. Costan \$32,500  
1/13/1944  
W Main + NW 2nd, L 1 on 1927 plat 57-419 424  
same as 57-419

57-419 Jefferson-Lafayette Theatres, Inc → FJ Edwards \$40,000  
4/27/1937 corner Main + NW 2nd, 24.6' Main, 137' 2nd  
party wall to be built on east side, front to rear of bldg, up to  
part of 57-317 roof  
"known as Covington + Peyton Bldg"

117-119

104-314 Jeff-Laf Thea Inc → Nick Trigolos & Arthur B. Costan \$29,500  
10/1/1940 L 2 on plat, 24.6' on main, 137' back  
part of 57-317

both

57-317 ~~57-317~~ Geo E Walker, under 1924 deed of trust (49-264) for E W Fruchtlenberger → Jeff-Laf Thea Inc, at auction \$22,000  
7/12/1927 the Covington + Peyton Bldg on Main + NW 2nd, 52' on main, north to market

same as 44-152 1923 Mrs Molly Walter Farrow et al → Richard + Duke  
1934 Hollis Rinehart + Wm Esbridge Duke → Fruchtlenberger

44-152 Mollie W. + W P Farrow, Lottie E + RB Chapin → Hollis Rinehart + Wm Esbridge Duke \$60,000  
3/15/1923 lot of imp'ts on corner Main + NW 2nd  
same as 39-64  
see 25-323, 1913 eastern wall agreement w/ Fruchtlenberger who was planning to build  
see 39-54, 1921, John L Walters Jr's int → Mollie Walters Farrow

39-64  
7/4/1904  
W R Duke, who bought lot 1893  $\frac{1}{2}$  as trustee for John L  
Walter → Mollie B. Walter (wid John L), John L Jr  
& Mollie (his only 2 chn)  
lot of ingte corner Main & NW 2nd  
same as 4-126

4-126  
4/25/1893  
~~4/25/1893~~  
WA & Bettie W Lankford → Wm R Duke \$ 2785  
corner Main & NW 2nd, 52' wide  
same as 2-3

2-3  
5/28/1890  
James C & Eliza F. Southall <sup>& Emily S</sup> ~~St~~ Southall, ~~St~~ Southall  
~~as trustee for Mary S. Venable, Lucy S & Chas Sharp,~~  
→ Wm A Lankford  
lot of all bldgs  
same as AODB 61-3, 1863, John C Patterson → <sup>corner</sup> J C Southall, ~~St~~ <sup>at al</sup>  
52' on main, Hill St, Market St,  $\frac{1}{4}$  ac

1895, 96, 97, 98, 99, 1900 John L. Walters Y 22 2000 + 8000 = 10,000  
 1897, 98, 99, 1900 " " Y 21 + 22 " " "  
 1901, 03, 03, 04, 05 " " est Y 23 # 204-213 Jim 2500 + 7500 = \*

1895 W R Duke, tr Y 26 1500 + 2500 = 4000 Walter + Lankford  
 1896, 97 " + John L. Walters " " " "  
 1898 " — " " " "  
 1899, 1900 " tr " " + 5500 = 7000 \$3000 added for impts  
 1901 " " " 2000 + " = 7500  
 1902, 03 " — " " " "  
 1904, 05 " tr " " " "  
 1906, 07, 08 " " " # 117-121 " " "

1915, 13 2500 + 5500 = 8000

~~1897 John L. Walters est # 2~~  
 1918, 20, 16 Wm R Duke, tr # 117-123 (Y 26) 8000 + 7000 = 15,000  
 1921 " " " 10,000 + 8000 = 18,000

92  
~~1897~~ Wm A Lankford + 3000 = 4000 fr. Southall, Shopp, &  
 Duke n l  
 1894 W R Duke Y 26 (m main) + 3000 = 4000 NA Lankford  
 1896 " " 1500 + 2500 = 4000

# Walters Bldg

side: ~~side~~ 5- c Am bond

1st bay matches facade, incl 3rd story window,

7 more bays:

1st 5 have metal-cash eement at 1st level

2nd level: each bay recessed bet plain piers

~~roof~~ top steps down 1 step each bay  
corbelled brick cornice

2/2 of plain surrounds, one sill & lintel  
stretch across whole recess

recessed panel w/ <sup>on top</sup> metal air vent above  
each window, within recess, width of  
window, decreasing bit

facade  
(1st side bay)

3-story, -bay

pressed brick painted brick ~~at~~ <sup>recess</sup> at 1st level <sup>side</sup> only, stretcher bond  
white 1st level facade

storefronts: left: wide & deep entry recess

rt: 2 stories: left w/ deep, docked entry

rt: recessed side entry

all faced w/ tile

rt has small cornice; left's removed

traces of painted "Livington + <sup>Peyton</sup> <sup>RI</sup>" sign  
across facade bet 2nd & 3rd

traces of painted signs:

projecting central <sup>bay</sup> ~~position~~  
entire all 3 levels recessed bet it & <sup>pl</sup> side piers

windows: 2 1/1 each side at <sup>2nd</sup> level, wooden sills  
or narrow 1/1 center " " w/ fluted pilaster bet  
groups of 3 shorter 1/1 each side at <sup>3rd</sup> level  
& of 2 in center, <sup>single</sup> engaged Tuscan columns  
bet ~~and~~ <sup>and</sup> ~~and~~ <sup>and</sup> in each grouping  
corn sills & lintels stretch across entire facade  
bet side piers, except at 3rd back lintel  
& reach to entab.

<sup>whole</sup> entab w/ heavy scroll brackets, no steps  
turret on pedestal at each corner  
center thing w/ central gable, cornice, turret  
name (misspelled) in raised letters on recessed panel

brick pier bet storefronts set on pedestal & has pilaster base