

# Architectural And Historic Survey



## Identification

<b>STREET ADDRESS:</b> 834 Monticello Road	<b>HISTORIC NAME:</b> Belmont Market, or Holladay-Cox-Dorrier
<b>MAP &amp; PARCEL:</b> 58-256	<b>DATE / PERIOD:</b> c. 1895 - 1902, c. 1911, 1920's House
<b>CENSUS TRACT AND BLOCK:</b>	<b>STYLE:</b> Vernacular
<b>PRESENT ZONING:</b> B-3	<b>HEIGHT (to cornice) OR STORIES:</b> 2 storeys
<b>ORIGINAL OWNER:</b> J. Z. Holladay	<b>DIMENSIONS AND LAND AREA:</b> 60' x 110' (6600 sq. ft.)
<b>ORIGINAL USE:</b> Rental Property ?	<b>CONDITION:</b> Good
<b>PRESENT USE:</b> Rental Property (Residence) & Grocery	<b>SURVEYOR:</b> Bibb
<b>PRESENT OWNER:</b> Herman H. & Scybel C. Dorrier Store	<b>DATE OF SURVEY:</b> Spring 1985
<b>ADDRESS:</b> Stony Point Road	<b>SOURCES:</b> City/County Records
Charlottesville, Virginia 22901	Mrs. Herman H. Dorrier
	Charlottesville City Directories

## ARCHITECTURAL DESCRIPTION

An extremely steep truncated hip roof distinguishes the 2-storey brick house that is all but surrounded at the first storey level by the Belmont Market. It stands on a corner lot, with the house facing on Meridian Street, and the store, on Monticello Road. Set on a very low foundation, the house is two storeys tall and two bays wide. Wall construction is of brick laid in 7-course American bond. Light gray composition shingles have replaced the original slate on the roof. It has projecting eaves with shaped rafter ends. There is one wide interior chimney. Windows are 6-over-6 light with moulded trim. A single tall and narrow dormer on the facade provides light to the large attic. The dormer has a steep gable roof with shaped purlins and rafter ends. A one-storey veranda covers the Meridian Street facade. It has a low-pitched hip roof covered with standing-seam metal, boxed cornice, plain frieze, battered brick piers set on brick pedestals, and a concrete floor at ground level. The entrance door in the north bay has symmetrically moulded surrounds with consoles at the top. There are 3-light sidelights over panels and a one-light rectangular transom. A 2-storey brick addition, painted white, is centered on the northern elevation. It has a steep gable roof with projecting eaves and verges and a boxed cornice with returns. There is a small central chimney. Windows are 2-over-2 light. The one-storey back porch has been enclosed with white weatherboarding. An interior chimney pierces its hip roof which is covered with standing-seam metal. At the southern end of the enclosed porch is a lower one-room addition with a lower pitched hip roof. It has an entrance and small 6-light casement windows. The one-storey brick addition for the market surrounds the north wing and covers the entire northern elevation of the house. The original store room is located in the northwest corner. It has a low-pitched gable roof covered with standing seam metal, with close verges and a boxed cornice. The parapet and the gable above it show signs of alteration, but the storefront probably is the original one. Four-light display windows over panels flank a recessed central entrance. The store has been extended to the east in two stages until its eastern wall is even with the veranda. The parapet continues across the northern elevation and conceals a nearly flat roof. The cornice of the porch roof extends across the eastern elevation of the store addition.

## HISTORICAL DESCRIPTION

J. Z. Holladay, who lived a block away on Belmont Avenue, purchased this lot in 1895 (ACDB 104-416). When he sold it to E. G. Haden in 1902, the deed mentioned a 2-storey brick dwelling and a stable (ACDB 123-309). This construction was not reflected in the tax records until 1906, by which time some of the early additions may have been made. A 1910 deed describes it as "a brick house of five rooms and frame addition of four rooms." E. G. Haden traded the house to J. A. Snell in 1904, bought it back in 1910, and sold it to Dr. W. G. Haden in 1911 (ACDB 129-449, 142-101, 146-133). Neither deed nor tax records indicate when a store was first established in the house, but the first storekeepers were probably W. H. and Carrie B. Kennedy who bought the house in 1911 (ACDB 148-10). The 1920-11 City Directory states that Kennedy was conducting a grocery store on Monticello Road. Mrs. Ada B. Cox bought the property from the Kennedy's estate in 1923 (City DB 45-164), and she and her family conducted the grocery store for about a decade, then leased it to R. F. & W. T. Newman. The store room was enlarged in the 1920's and again at a later date. Herman H. & Scybel Cecilia Dorrier purchased the grocery business from the Newmans and the building from the Cox family in 1952 (DB 53-446, 62-215, 164-493). They lived in the house and operated the store until the early 1960's. Both houses and store are now rented.

58-256 ✓

B-3  
60x110 (6600)

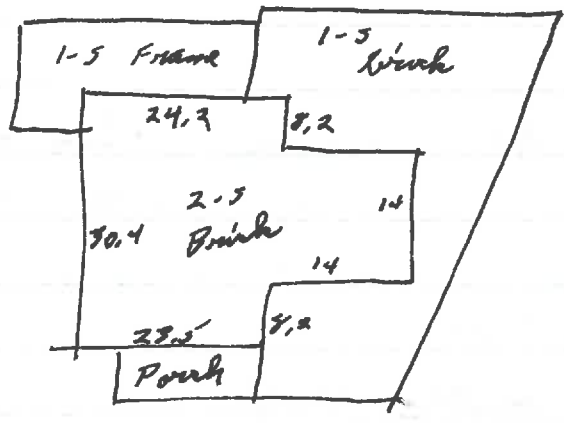
834 Monticello Rd

164-493

5 story 1st flr  
Herman H & Seybel C Hoover 1952 plat A.C.D.B 96-72  
Frank E & Myrtle H Cox

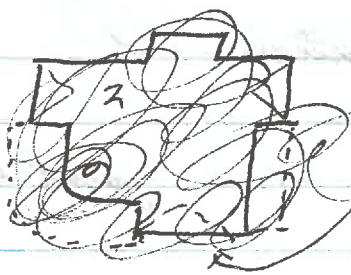
Belmont Market & apt

2-5, 0 basement, 7 rooms  
con blk found, <sup>brick m</sup> masonry walls, comp. shingle hipe roof  
built "75-80" (formerly slate & metal)

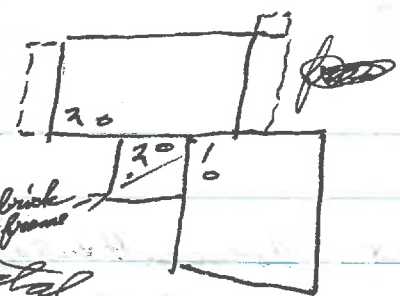


- house built <sup>c. 1904-05</sup> ~~1905~~ by Snell, according to tax, but 1902 deed describes house; ∴ built c. 1895-1902 by H. Stoddy
- early address before 1910 & not reflected in tax; ∴ c. 1905 by Snell; or ~~not~~ before it ever appeared on tax?
- store room — Could there have been a store there before c. 1910?

1920 Sanborn



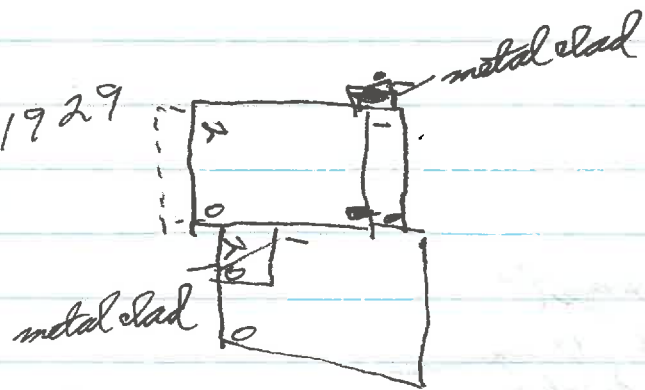
frame gables



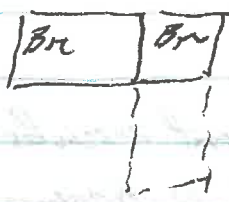
brick & frame  
metal or slate roof

1929

all 1929



ser sta



### City Directories

- 1910-11 Belmont <sup>market</sup> Mkt, Mont. Rd - Samuel Robinson & Son  
Wm H. Kennedy, grocer, Mont. Rd, near Hinton Ave., h. Belmont Ave.
- 1914-15 " " " " " " Douglas Ave, h. 5 "
- 1924 Ada Cox (wid R.T.), " , 834 "
- " Frank E Cox, salesman, Market & Rialto
- 1927 Wm Chas T Cox & son, gro 836 Mont Rd
- 1931 L. Myrtle Cox (wid. Frank?) " "
- 1936 Belmont Mkt, R Frank & Wm T Newman, 434 Mont Rd (cor Moudian)
- 1953, 62 Belmont Market (Herman H. Dorrice) - 834 Mont, Rd.
- " " Herman H. & Seybel D. Dorrice (Belmont Mkt) - 501 Moudian St (cor Mont. Rd)  
(5000 PK Rd by 12/65)
- 1990 Belmont Mkt (Howell Forneybough)

295-5469

Mrs Hoover

35 yr there, <sup>bought</sup> fr Newman, who rented from Cox

came

left - c 16-17 yr ago

added on? - no, Newman did, she

when bought business - same as bldg

834 Monticello Rd

164-493 Myrtle H. Cox (widow), Robt M Cox, Chas E & Angie P Cox  
4/28/1952 → Herman H & Seybel Cecelia Dorrner  
Lots 15 & 16, Block 8, Belmont (plat AEDB 96-72)  
same as conveyed to <sup>Frank E</sup> Cox by 2 deeds: 53-446 & 62-215  
Frank E Cox dec. intestate many years ago

53-446 Ada B. Cox (widow) → Frank E Cox  
3/16/1926 1/2 undivided int in Lots 15 & 16 w/ bldgs & impts  
• same as 45-164  
45-164  
9/6/1923 <sup>200</sup> Sovie K. Carter, in own right & as exec Carrie B Kennedy,  
W T E & Roxie Kennedy, John L & Jettie Kennedy,  
Lewis A & Martha A Kennedy, & Oscar C Kennedy  
→ Mrs Ada B Cox \$4000  
Lots 15 & 16 w/ impts  
same as AEDB 148-10, 1911, W D Haden → W H & Carrie B Kennedy,  
both now dec.

62-215 Lucy W & B E Jeffries Jr, Lynn T & Mammie Cox, Frank E & Laura  
5/15/1928 Cox, E C Cox, Alva & Wm Edley, Roscoe Cox, Daisy Cox,  
Mary Cox, Roy Cox → Frank E Cox \$200  
Ada B. Cox' 1/2 int

AEDB W D Haden → W H & Carrie B. Kennedy \$2000  
148-10 Lots 15 & 16, Block 8, each 30' x  
11/27/1911 w/ bldgs  
same as 146-133

146-133 EB & MD Haden → Dr WB Haden #2005  
5/1/1911 Lots 15 & 16 ...  
same as

143-401 EB & MD Haden → Sallie M. Bowcock, deed of trust  
10/3/1910 Lots 15 & 16 ...  
"There is a brick house on sd lots of 5 rooms &  
frame addn of 4 rooms, on sd lots is also a good  
stable

142-101 J A Snell → EB Haden  
2/10/1910 house & lot, L 15 & 16 ...  
same as 129-499

<sup>449</sup>  
129-~~499~~ exchange  
12/23/1904 EB Haden → J A Snell  
house & lot in Belmont, L 15 & 16  
same as 123-309

123-309 J Z Holladay, Jr (w) → EB Haden  
7/12/1902 Lots 15 & 16 ... w/ 2-3 brick dwelling & a stable  
same as for W S Shepherd 1888

104-416 O W Shepherd → J Z Holladay → #130  
4/11/1895 Lots 15 & 16, Block 8, Belmont

## Belmont Market

1896, 1901	J J Holiday	B 8 2 15 4 16	Belmont	+ 0 = 100	
1903, 05	EB Haden	" " " "	" "	" "	for Holiday
<sup>06</sup> 1907, 08, 09, 10	J A Small	" " " "	" "	100 + 700 = 800	for EB Haden
1912, 14	WH & Co. B Kennedy	" " " "	" "	150 + 100 = 250	for EB Haden
1918, <sup>20</sup> <del>19</del> <sup>1st Dist</sup> <del>Amptd</del>	WH Kennedy	<del>2 2 2 2</del>	" "	300 + 800 = 1100	
1922, 21	" "	" " " "	" "	400 + 1000 = 1400	

# Belmont Market Style & Conve

Belmont, the section of Charlottesville which is on the rise has seen a different kind of light since January. This light is being generated by Belmont Market. Friendly faces always brighten your day. Smiles that are never far away. Convenient fast service is a must, for Belmont Market is a store you can trust! Old and new friends are always welcome, laughs and tears we have shared a few. Our promises shall not be broken, year after year we care for you.

## Belmont Market On The Rise!

Contrary to popular beliefs, Gene Canipe is still alive and kicking and still custom cutting meats. After 25 years service at another grocery store. Gene now owns and operates Belmont Market. He has a full line of meats which includes steaks, roasts, lunch meat, chickens, ground beef, chicken livers, potato salad and Kite's Hams. Quality and freshness are still big standards as far as Gene's concerned.

Belmont Market also offers canned foods, fresh produce, dairy products, frozen foods, fishing rods and tackle. From shirts and hats to motor oil and battery cable terminals. You name it, we probably have it! If we do not all it takes is a suggestion. All of this and our prices are very competitive.

With the help of his two daughters, Jusie Morris (has 14 years grocery store service), and Debbie Wilson (has ten

years retail sales service), Gene keeps things rolling. Also one of the biggest assets to the Market is Shirley Morris. Shirley has worked here for over nineteen years. Her faithful service and easy going attitude is just what a small grocery store needs.

You may ask yourself what Belmont Market has to offer. Convenience is the first of many thoughts. No long lines to fight. Quality, freshly cut meats at fair prices, friendly service, reliability and eagerness to serve the public is evident. Our neighborhood store wants to brighten the community and the people in it.

Come by and see us today and see what a small grocery store has to offer. We accept food stamps and WIC checks. Also on Tuesdays we offer a ten percent discount to senior citizens! We are open 7:00 a.m. to 9:00 p.m. Monday thru Saturday and 8:00 a.m. to 9:00 p.m. on Sunday. We are also open every day of the year. We are only a phone call away. 295-4334.

So come on in to Belmont Market and put a little light in your life! Located in downtown Belmont at 834 Monticello Rd. Parking lot in the rear off of Meridian Street. Phone-in orders welcome. 295-4334.

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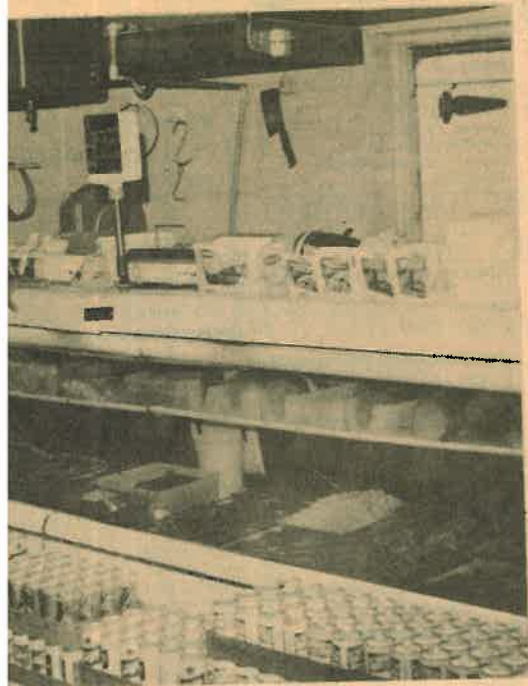
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ESVILLE ♦

977-3883



s at fair

**BRADY-BUSHEY**



**AMC • JEEP • RENAULT**  
Rt. 250 E. Pantops 977-7960

**% Annual  
Percentage  
Rate**

**8.75%**

**8.75%**



19107

2-3, 2-bay; double-pile house facing E

very low found,

7-8 m bond; ~~provided~~

very steep <sup>truncated</sup> hip roof of <sup>light gray comp. shingles</sup> ~~proj eaves~~ <sup>exposed</sup> ~~rafters~~ ends

windows 6/6, moulded trim

1-5 veranda on facade

<sup>low</sup> <sup>55 m hip</sup> nearly flat metal roof, bored cornice, pl frieze,  
battered brick pier on <sup>brick</sup> pedestal, ground-level  
corn. floor

window 5 bay has spanned, may have been a door

ent door N bay ~~is~~ flanked by sym. moulded surround  
1-2 rect transom, 3-1 sidelights / panels <sup>of considerable size</sup> at top

1 wide rect int chim bet room on N side

narrow dormer w/ steep gable roof on facade  
2/2, pl trim, matching rafters & purlins

door → wind E bay 5 el

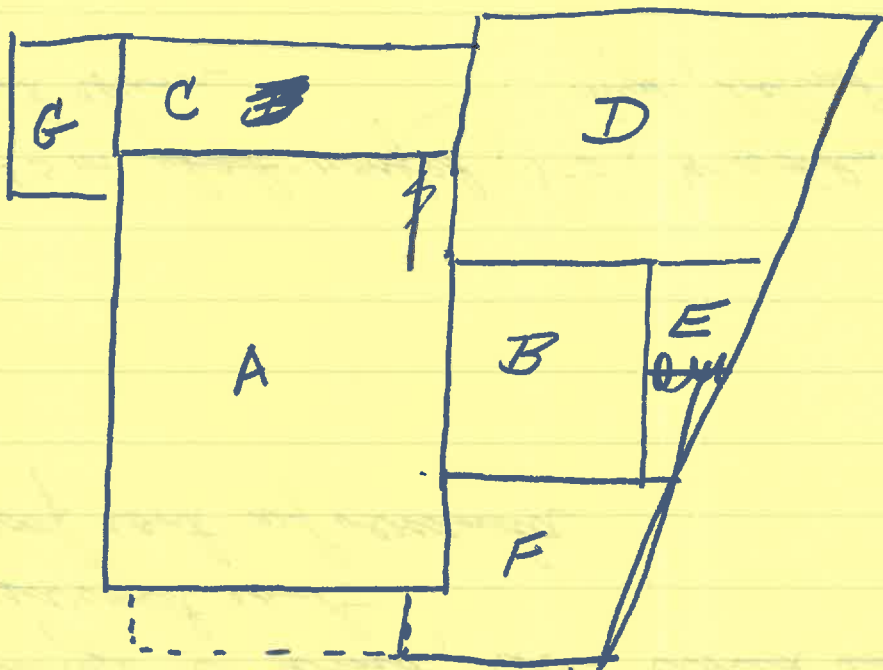
~~main store addn~~

N wing - 2-5, brick? painted white  
steep gable roof, proj e & v, boxed cornice w/ rot  
sm cent chin  
2/2 wind at 2nd level N & E  
surrounded by store

brick store addn, NW corner  
low <sup>55m</sup> gable roof, close verges, boxed cornice  
gable now bricked up in new front  
recessed cent ent bet 4l/panel windows

flat-roofed E extn in <sup>3</sup> stages  
large e wind, then closed conventional <sup>high</sup> parapet  
parapet cont  
roof cont w/ veranda

frame, 55m ~~shed~~ roofed, 1-5, w addn  
int chin ————— hip, behind store, ∴ older  
lower, & lower pitched, 55m hip-roofed extn at 5  
door, 2 sm 6-l casement wind 5, pr E



A 1895-1902

B < 1920

C < 1920 < 1910?

D < 1920 ≥ 1910

E 1920-29

F > 1929

G

# The Business Review

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JIM PIPPIN  
RETAIL ADVERTISING REPRESENTATIVE

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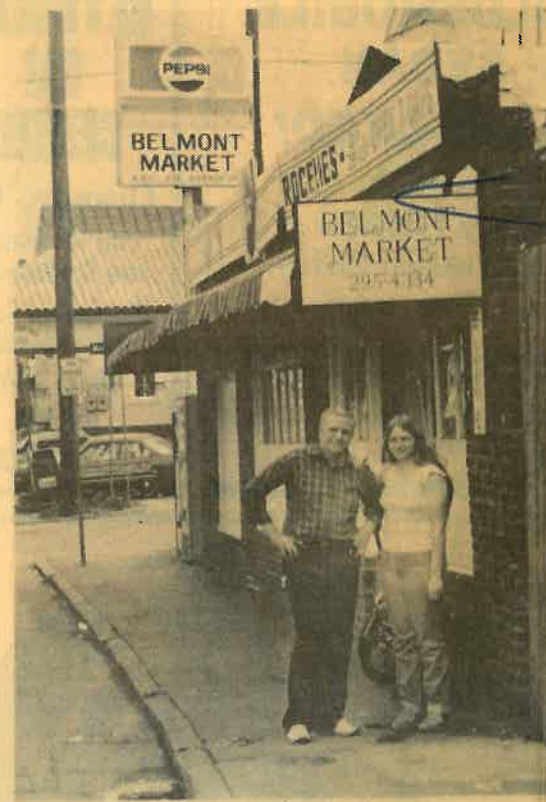
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