

Architectural And Historic Survey

Identification

STREET ADDRESS: 1525-1527 University Avenue	HISTORIC NAME: Kenmore Building
MAP & PARCEL: 9-82	DATE / PERIOD: 1923
CENSUS TRACT AND BLOCK:	STYLE: Vernacular
PRESENT ZONING: B-3	HEIGHT (to cornice) OR STORIES: 3 storeys
ORIGINAL OWNER: Eugene Hildreth, Fannie P. Brady and William S. Brady	DIMENSIONS AND LAND AREA: 59.3' x (3904 sq. ft.)
ORIGINAL USE: Grocery/Men's Clothing Store	CONDITION: Good
PRESENT USE: Tobacconist and Bookstore	SURVEYOR: Bibb
PRESENT OWNER: Hampton Building Corporation	DATE OF SURVEY: Summer 1986
ADDRESS: 1527 University Avenue Charlottesville, Virginia 22903	SOURCES: City Records Ch'ville City Directories Sanborn Map Co. - 1920, 1929-57 Eddins, Around the Corner After World War I

ARCHITECTURAL DESCRIPTION

This duplex store building with apartments above is three storeys tall and two bays wide. Wall construction is of brick, laid in stretcher bond on the facade and east side and 4-course American-with-Flemish bond on the Elliewood Avenue elevation. Brick quoins mark the corners and separate the bays on the facade and the first bay on the Elliewood elevation. Both storefronts have recessed entrance loggias at the eastern side with 15-light doors and 3-light transoms. (The entrance to the eastern store room was closed in 1986). The eastern storefront has a slate pentroof with a steep half-timbered central gable with a scalloped bargeboard and a finial and pendant. The display window is in the form of a Victorian veranda, with turned posts at the corners and a turned balustrade below. There was once an arched opening between this entrance loggia and the one in the building to the east, from which an open stair gives access to the basements of both buildings. The western storefront is much plainer. There is a sign at the level of the other's pent-roof, and both probably cover glass-brick panels matching the one remaining in the first bay of the side elevation. A brick cornice with mousetoothing extends across both storefronts. Second and third storey windows on the facade are segmental-arched tri-partite compositions consisting of a 6-over-6 light window flanked by two narrow 1-over-1 light windows. A wooden cornice with modillions extends across the facade and along the Elliewood Avenue elevation below a plain brick parapet. The building extends back eight bays along Elliewood Avenue. In all but the end bays, there are segmental-arched 6-over-6 light windows at the upper levels and short and high segmental-arched windows (now closed) at the first storey level. In the rear bay, a frontispiece entrances gives access to the apartments above. Fluted pilasters carry an entablature with triglyphs and dentil moulding. The name KENMORE is over the door. Fenestration on the rear elevation is irregular, with windows on the stair landings.

HISTORICAL DESCRIPTION

Eugene Hildreth, Fannie P. Brady and William S. Brady purchased this lot in 1923 (City DB 42-274; 43-41, 440; 45-453). Tax records show that this building was erected the same year, and it appears on a plat in 1924 (DB 46-495). Mrs. Brady eventually acquired full ownership (WB 3-413, 436; DB 85-270), and she sold to W. D. Haden in 1943 (DB 114-227). Hampton Building Corporation bought it from his estate in 1970 (WB 5-333, DB 317-468). The eastern store room was occupied by Collins, Inc., a men's clothing store, from the mid-1930's until the mid-1950's, and then by Rohmann's University Sport Shops until 1986. Two grocery stores, the Cash and Carry and then the A & P, occupied the western store room in its first decade. Then it housed a restaurant called The Corner Shops from the mid-1930's until the mid-1950's. It has housed Mincer's Pipe shop since the late 1950's. The basement was occupied by a pool room in the 1930's and 1940's.



VIRGINIA
HISTORIC LANDMARKS COMMISSION
 SURVEY FORM

File no. 104-70
Negative no(s). 5072 (30)

Historic name	Common name
County/Town/City Albemarle, Charlottesville	Mineers Pipe Shop
Street address or route number 1525-1527 University	Rohmanns University Sport Shop
USGS Quad Charlottesville west, Va.	Kenmore Apartments
Original owner	Date or period
Original use shops and apartments	Architect/builder/craftsmen
Present owner	Source of name
Present owner address	Source of date
Present use shops, apartments above	Stories
Acreage	Foundation and wall const'n
	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 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.)

1525-1527: brick (stretcher bond); 3 stories with attic; flat roof; 2 bay; Commercial vernacular. C. 1925. Cornice with modillion blocks, corners and center have quoins. 2nd floor windows large segmental arches over tripartite two over two, six over six, two over two light sash.

1525 - 2 bay store front, 2 bay shingled hood-awning with decorative center gable. recessed entrance with transom in east bay. 2 light plate glass window set on angle.

1527 - 2 bay store front; corbelled cornice. recessed entrance with three light transom in east bay; large two light plate glass window with panelled dado below.

Kenmore Apartments above.

Interior inspected? NO

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

Formerly site of R.D. Andersons' house front yard.
 Not on 1920 Sandborn Map.

1525 - formerly Cassells Shoe Store
 later Satz Bro. Clothing
 Collins Clothing Store

1527 - first A&P grocery store in Charlottesville
 later Higgins grocery store
 became Mineers after W.W. II.

Sources and bibliography

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

Joe Eddins, Around the Corner after W.W.I, 1977.

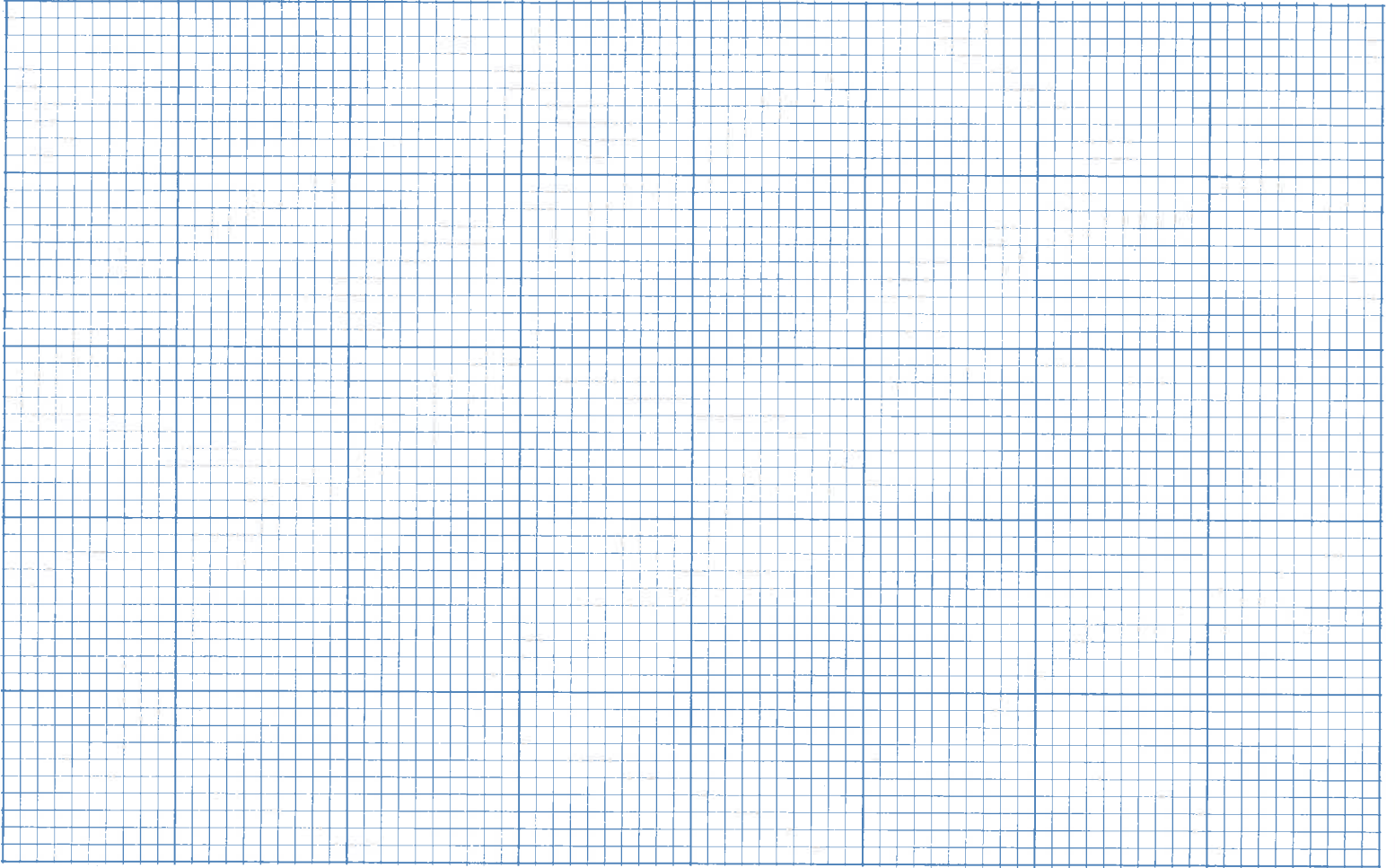
Primary sources (Manuscript documentary or graphic materials; give location.)

1920 Sandborn Map Alderman library U of Va.

Names and addresses of persons interviewed

Mr. John Williams, Anderson's Bookstore

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

Karen Rummer U. of Va Arch. History Grad. Student

Date

March 1980



VIRGINIA HISTORIC LANDMARKS COMMISSION

HISTORIC DISTRICT SURVEY FORM

Page 2 of 2 (see attached sheet also)

File No. 104-130

Negative no(s). 7296

Street address 1525-27 University Ave.

Town/City Charlottesville

Historic name _____

Common name _____

- Material
- | | |
|---|--|
| <input type="checkbox"/> wood frame (siding: <input type="checkbox"/> weatherboard, <input type="checkbox"/> shingle, <input type="checkbox"/> aluminum, <input type="checkbox"/> bricktex, <input type="checkbox"/> _____) | |
| <input type="checkbox"/> brick (bond: <input type="checkbox"/> Flemish, <input type="checkbox"/> stretcher, <input type="checkbox"/> _____-course American, <input type="checkbox"/> _____) | |
| <input type="checkbox"/> stone (<input type="checkbox"/> random rubble, <input type="checkbox"/> random ashlar, <input type="checkbox"/> coursed ashlar, <input type="checkbox"/> _____) | |
| <input type="checkbox"/> log (siding: <input type="checkbox"/> weatherboard, <input type="checkbox"/> shingle, <input type="checkbox"/> aluminum, <input type="checkbox"/> bricktex, <input type="checkbox"/> _____) | |
| <input type="checkbox"/> stucco | <input type="checkbox"/> cast iron |
| <input type="checkbox"/> concrete block | <input type="checkbox"/> terra cotta |
| <input type="checkbox"/> enameled steel | <input type="checkbox"/> glass and metal |
| <input type="checkbox"/> other: _____ | |

Number of Stories	Roof Type	Roof Material
<input type="checkbox"/> 1 <input type="checkbox"/> 2½ <input type="checkbox"/> 1½ <input type="checkbox"/> 3 <input 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 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 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"/> 1 <input type="checkbox"/> 4 <input type="checkbox"/> gable <input type="checkbox"/> hipped <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 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"/> _____	_____

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 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 _____ Date _____ Architect/builder _____

Location and description of entrance _____

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

Date 9-83 File No. _____

Name 1525-27 University Ave.

Town Charlottesville

County _____

Photographer _____

Contents 1 + 1



Date _____

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

DEPARTMENT OF HISTORIC RESOURCE
RECONNAISSANCE SURVEY FORM

DHR Identification Number: 104-0133-0052

Other DHR Number: 104-70

Property Date(s) 1923

PROPERTY NAMES

Kenmore Building

EXPLANATION

Historic/Current

County/Independent City: Charlottesville

State: Virginia

Magisterial District:

Tax Parcel: 9-82-4

USGS Quad Map Name: CHARLOTTESVILLE WEST

UTMs of Boundary:

Center UTM:

Restrict location and UTM data? N

ADDRESSES

Number	Thoroughfare Name	Explanation
1525--27	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 northwest.

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
Cornice	2	Molded	Wood	W/ Modillions
Roof	0	Parapet		Not visible
Walls	0	Masonry	Brick	4-course modified
Walls	0	Masonry	Brick	Common Bond
Window(s)	0	Plate Glass	Wood	
Window(s)	0	Sash, double-hung	Wood	6/6
Window(s)	0	Sash, double-hung	Wood	3-part (6/6, 1/1)

INDIVIDUAL RESOURCE INFORMATION

SEQUENCE NUMBER: 1.0

WUZIT: Commercial Building

Primary Resource? Yes

Estimated Date of Construction: 1923

Source of Date: Site Visit/Written

Architectural Style: Commercial Style

Description:

Three-story, two-bay commercial building with trapezoidal shape to fit site (as with most other Corner commercial buildings on University Avenue). Has two storefronts with plate glass windows and recessed entrance in southeast end of northwest storefront; southeast storefront has neo-Tudor treatment, with slate-clad pent roof broken by center gable with false half-timbering. Both storefronts have canvas awnings. The northwest storefront turns the corner to the northwest side of the building, which has a plate glass window with multi-light transom in the front bay. Above the storefronts is a mousetooth cornice. Courses of raised brickwork in the shape of quions decorate the north and west corners; this motif is repeated between the front facade's bays, and on the front wall alongside the south corner. Fenestration on the front facade consists of tripartite units with six-over-six double-hung sash flanked by two-over-two double-hung sash, under shallow segmentally-arched lintels. The northwest side wall, with eight bays, has six-over-six double-hung sash units with low segmentally-arched lintels on the second and third floors, and short segmentally-arched windows, placed high on the first floor, now covered. A secondary entrance at the rear of the facade has a Classical Revival surround, with pediment on pilasters, and "Kenmore" spelled out over the door. A wooden cornice with modillions, below top of parapet, extends across front facade and northwest side wall.

Condition: Good-Excellent

Threats to Resource: None Known

Additions/Alterations Description:

Storefronts have been modified, including closing off the entrance in the southeast storefront. The interior has been opened to create one store space, now occupied by Mincer's. The first-floor windows in the southeast wall have been covered over.

Number of Stories: 3.0

Interior Plan Type: Undivided Space (non-domestic)

Accessed? Yes

Interior Description:

Two store areas have been joined for use by Mincer's - wide door connects them. Each space undivided, containing display racks, and racks for clothes, magazines, etc. along walls. Counter runs most of length of northwest side

wall.

Relationship of Secondary Resources to Property:
None.

DHR Historic Context: Commerce/Trade

Significance Statement:

This building is a landmark on the Corner, sited in a prominent position at the intersection of University Avenue and Elliewood Avenue. Mincer's has been in this location since the late 1950s. A pool room was located in the basement in the 1930s and 1940s, and two grocery stores and a restaurant have also occupied the space (Bibb 1983). The Kenmore Building is a critical feature of the Corner, and is one of the more significant buildings in the district.

GRAPHIC DOCUMENTATION

Medium	Medium ID #	Frames	Date
B&W 35mm Photos	14648	6 - 7	3/10/1996
B&W 35mm Photos	14647	8 -	3/10/1996
B&W 35mm Photos	14647	10 -	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: Hampton Building Corporation

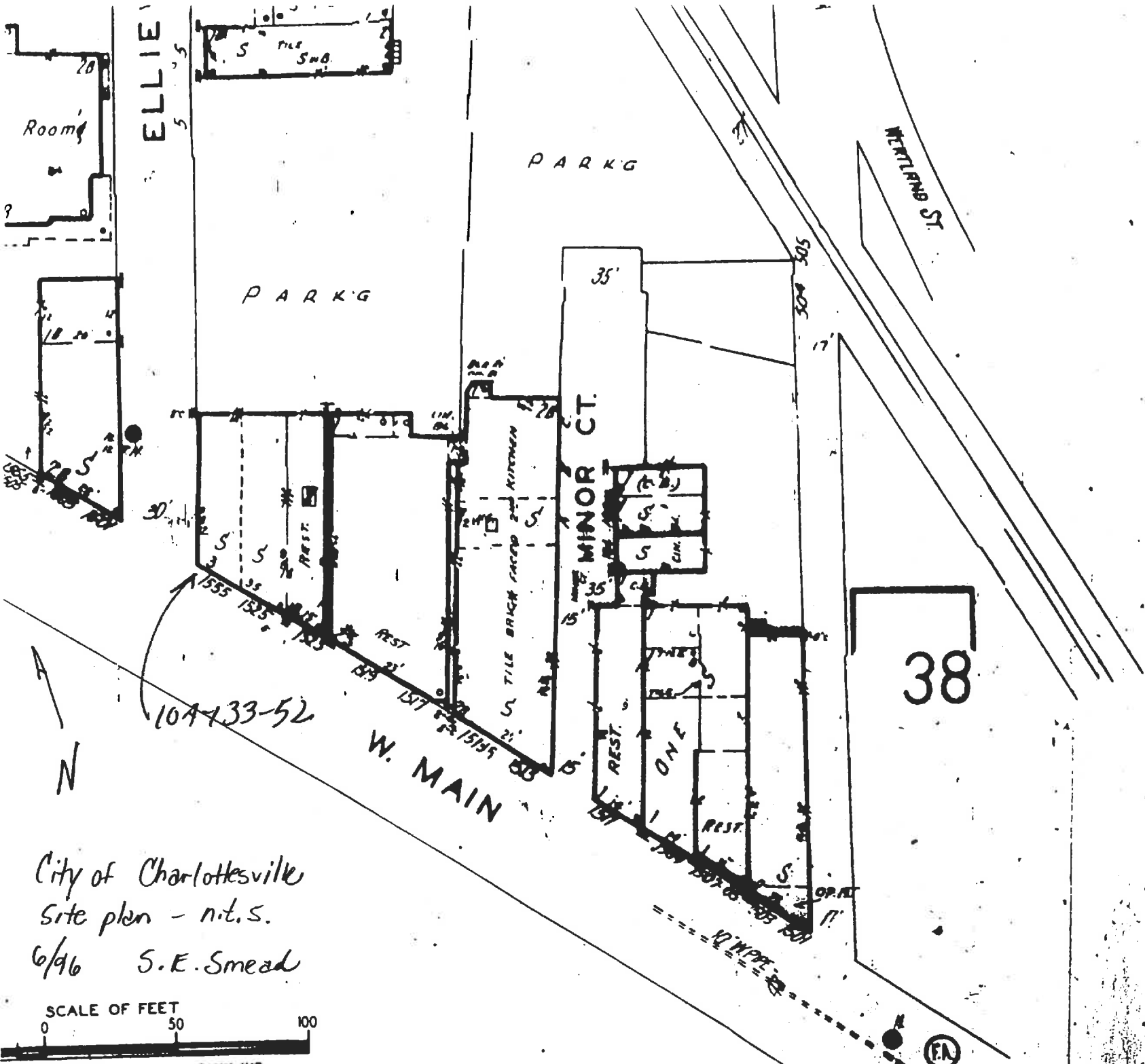
Address: 1527 University Avenue

City : Charlottesville State: VA
Zip : 22903- Country: USA
Phone/extension:

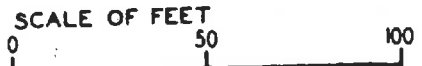
Individual Category Codes:

Mailing Address Notes:

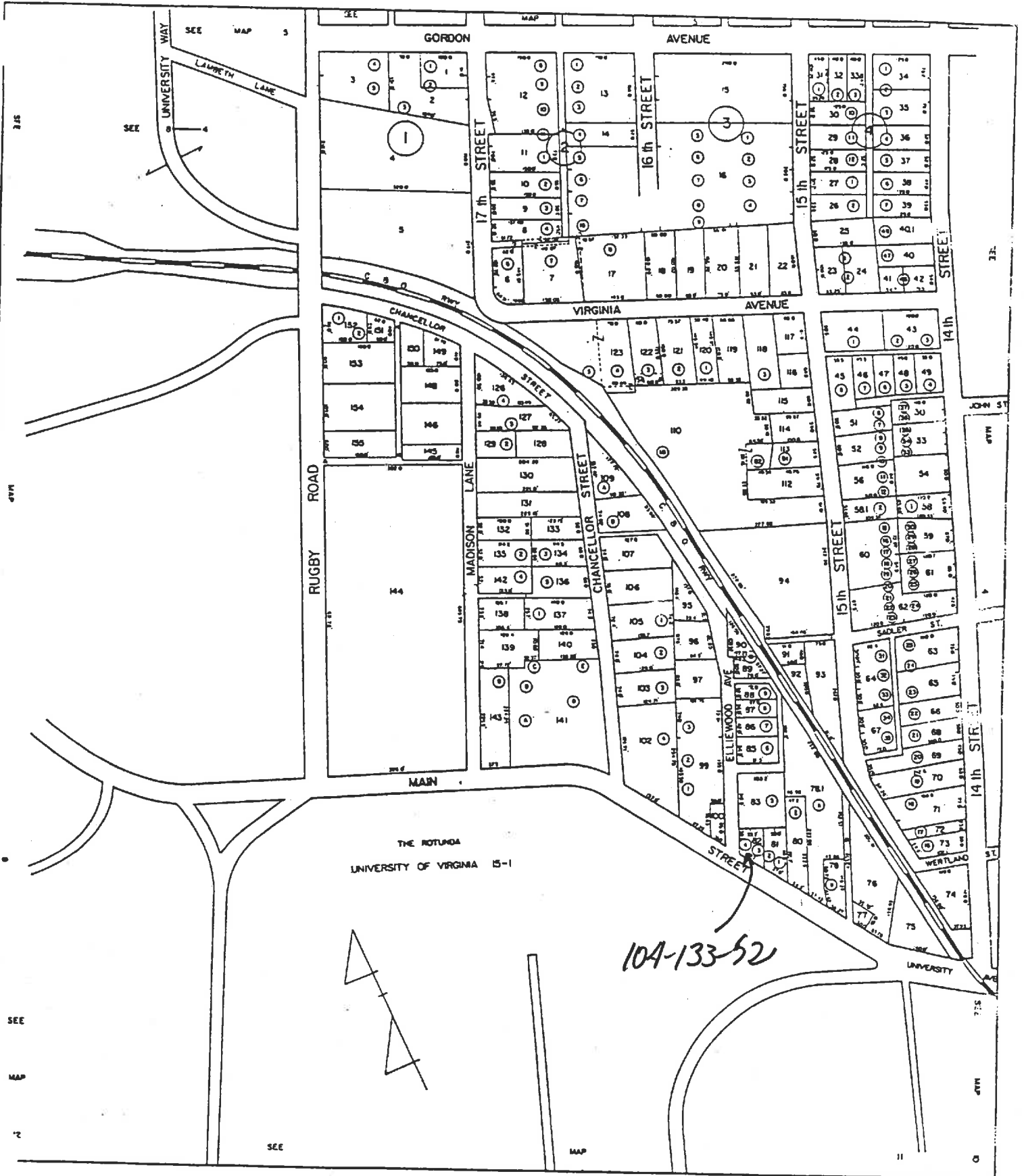
Surveyor's Notes:



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



CITY OF CHARLOTTESVILLE



SCALE 1" = 100'

82 ✓

#358

59.3K
(3904)
B-2

1521-1527 Union Ave (Minerva, etc)

317-468	Hampton Bldg Corp.	1527 Union Ave 1970	plat ACDB 35-216
WB 5-333	W D Haden estate	1945	
114-227	" " "	1943	"

2-5 + base

brick found + walls, built-up roof
"old", built 1900

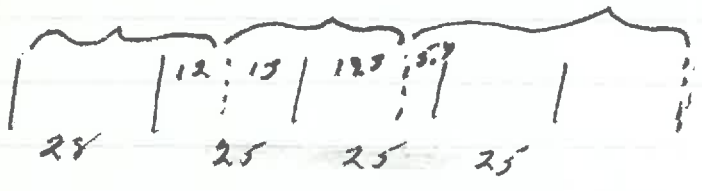
- 1521 - Virginian Restaurant + basement shops
- 1523 - barber shops
- 1525 - University Sport Shops
- 1527 - Minerva Pipe Shops

Ⓟ Built 1923
Kenmore Bldg

~~1527~~

- Hildreth
- ~~Reyer~~ - 1923-1935 = 12 yrs
- Brady - 1923-1943 = 20 yrs
- Haden - 1943-1970 = 27 yrs

57	75	59.3	28	25	59.0
59.3	28	-40	12	5.9	-30.7
716.3	102	19.3	40	30.7	26.3



1521-1527 Union Ave

114-227 Fannie P. Brady (5) → W D Haden # 44,000
 7/27/1943 lot at corner of W Main & E Elmwood
 same as DB 42-444, 2/9/1923, Ellie M. Page → Eugene A. Hildbreth
 " " DB 43-51, 2/29/1923, Hildbreth → A. N. Peyton
 DB 43-440, 5/1/1923, Hildbreth → Fannie P. Brady & Wm S Brady, ^{1/2 int} each
 DB 45-453, 12/8/1923, Fannie P. Brady → Hildbreth, ^{1/3 int}, narrowing life est,
 WB 3-416, Wm S Brady }
 WB 3-413 Hildbreth } Jane N B Hildbreth
 DB 85-270, 2/19/1935, Jane Hildbreth → Fannie Brady, her int
 see 42-444 Page → Hildbreth } for restrictions
 43-51 Peyton → " }

43-51 A N Peyton → Eugene Hildbreth # 3800
 2/28/1923 part of Lot 243 on plat DB 35-135 ↘



E property line = "western wall of brick bldg owned by grantor & now occupied by Mrs E M Page as a tea room & by Stevens-Shepherd Co, Inc"
 no bldg to be > 1 story, & roof not to black and storey windows of Peyton bldg

42-474 Ellie M Page (wid) → Eugene A. Hildbreth \$12,000
 2/9/1923 Lot 4 + part Lot 3
 same as 40-14

40-14 A N Peyton → Mrs E M Page \$6,500
 1/15/1921 Lot 4 of Peyton Lots (35-137) + part Lot 3

35-137 E side Elliewood
 part of ADOB 131-340, 1905, from M. Carrie Anderson

Tax

1923	A N Peyton				
1924	"				
1925	"	Lot 146, pt 10			
1921	A N Peyton	Lot 1-2-3-4-6-9-10	1000 + 14,600 = 15,600	25-7-8 off	Bldg added
1922	"	Lot 1-2-3-4-6 - pt 10	" + 10,000 = 11,000	29+10 off	
1923	"	Lot 1-2-6 - pt 10	" + 15,800 = 16,800	26 off	Bldg added
1923	Ellie M. Page	pt Lot 3 + Lot 4	600 + 0 = 600		for A N Peyton
1924, 25	Eugene Hildbreth	Lot 3, 4, pt Lot 2	1000 + 29,000 = 30,000		for A N Peyton for Ellie M Page Bldg added
1926, 28, 29	"	"	4600 + " = 33,600		
1930	"	"	" + 29,200 = 33,800		improved basement
1931, 32	"	"	14,300 + 29,500 = 43,800		impts

Miners

3-5, 2-bay duplex
stretch load ^{barack} ~~quoin~~ quoin at corner,
set stores & beyond 1st side bay which
cont storefront

4. cam up from
side

Rohmann's storefront:

ent loggia E, ~~wood~~ wood paneling
via ledgers below display wind & via porch
had ~~arch~~ ^{arch} opening to Virginia loggia
date pentroof w/ ~~ent~~ cent gable w/ scalloped
banglewood, half-timbering, finial pendant

Miners storefront

some missing, no details
15' x door w/ 3-T transom glass brick
sign at ht of pentroof prob covers transom
as there is over side wind

cont storefront brick cornice of mouse tailing
(matching Virginia)

^{4 3rd}
2nd level wind on facade:
~~to~~ jack-req-arched tripartite comp of 4x2 1/1

cornice of moldings cont along whole side of
pl parapet above

side of 8 bays, quoin rear corner
#1 - display, 2nd & 3rd
#2-7 - short & high req-arched at 1st
" " " " at 2nd & 3rd
#8 - stair at front piece
fluted pilasters every entab of triglyphs
& dentils & pediment
name KENNORGE over door



Date 3/10/90 File No. 104-133-52

Name Kenmore Building (Mincers)

Town Charlottesville, 1525-29 University Ave.

County _____

Photographer S. E. Smead

Contents 4 exterior views

Date 3/10/96 File No. 104-133-53

Name The Virginian, 1621 University Ave.

Town Charlottesville,

County _____

Photographer Sif, Smead

Contents 3 exterior views

