

# Architectural And Historic Survey



## Identification

STREET ADDRESS: 1417-1427 University Avenue  
 MAP & PARCEL: 9-76  
 CENSUS TRACT AND BLOCK: 2-306  
 PRESENT ZONING: B-2  
 ORIGINAL OWNER: William N. Roach  
 ORIGINAL USE: Book Store?  
 PRESENT USE: Book Store  
 PRESENT OWNER: Anderson Realty Corporation  
 ADDRESS: P. O. Box 3306, University Station  
 Charlottesville, Virginia

HISTORIC NAME: Anderson Brothers Building (C.M.R.A.)  
 DATE / PERIOD: 1848, 1891-92  
 STYLE: Victorian  
 HEIGHT (to cornice) OR STORIES: 3-stories  
 DIMENSIONS AND LAND AREA: 64' x 135' (8640 sq. ft.)  
 CONDITION: Good  
 SURVEYOR: Bibb  
 DATE OF SURVEY: Winter 1980  
 SOURCES: City/County Records  
 John W. Williams  
 Anderson Brothers Book Store, Inc., brochure

## ARCHITECTURAL DESCRIPTION

This impressive building is the largest one with a metal-clad facade remaining in Charlottesville. It is three stories tall and seven bays wide. Construction is of brick laid in 5-course American bond. The two storefronts were rebuilt c. 1960 with brick walls and recessed entrances. Access to the apartments on the upper levels is through an entrance in the eastern bay of the facade. The door has architrave trim and is set within a round-arched recess. A two-flight open-well stair with Victorian balustrade rises from the stair hall. A simple store-front cornice extends across the entire facade. Windows at the second and third levels are double-sash, 1-over-1 light, with architrave trim, the same height at both levels. They are flanked by pairs of short engaged Corinthianesque columns set on tall pedestals decorated with two rosettes. The columns at the second level support a simple cornice with decorated cornice stops. The columns at the third level support a massive parapet entablature, with a row of round discs connected by hyphens on the architrave, a plain frieze, and a projecting cornice with decorated modillions and cornice stops and two upper tiers decorated with stylized floral bands. Pairs of decorated cornice brackets support plaques centered above each half of the building. The stylized floral motif is repeated on the plaques, and the words ANDERSON BROTHERS appear in raised letters below the plaques. Behind the parapet, a shed roof covered with standing-seam metal slopes fairly steeply to the rear. The stair hall section extends only half way back, so the rear elevation is six bays wide. It is covered with stucco, and windows are 6-over-6 light with architrave trim.

## HISTORICAL DESCRIPTION

William N. Roach bought this lot in 1845 (ACDB 42-457) and erected a two-storey brick building in 1848. It was later doubled in size. A photograph taken c. 1880 shows it as two 2-storey, 2-bay buildings under a single hip roof covered with standing-seam metal. Brick was laid in Flemish bond on the facade, and it had a mousetooth cornice. Chimneys in the center and at the east end suggest that the interior followed the side hall plan at the second level, although each storefront had a recessed central entrance. A shingled awning with sawn trim covered the first level of the facade. Sophia Leschot bought the lot, "including all buildings erected by Roach," in 1852 (ACDB 51-101). A bookstore has occupied at least one of the store rooms since that time: Jones's Book Store, operated by George Jones 1852-1874; Massie's Book Store, operated by Henry Massie 1874-1876, and by Richard Dabney Anderson 1876-1878; and Anderson Brothers Book Store since 1881. R. D. Anderson bought the business in 1876, making it the oldest business in Charlottesville still in its original location. When John R. Anderson and R. D. Anderson purchased the building from Mrs. Leschot's estate in 1886, the deed stated that it was "occupied by the said Andersons as a general book and students' furnishings store" (ACDB 87-142). The present building was built around the old one in 1891-92. The metal-clad facade of a smaller building at 711 West Main Street is identical to a section of this one. This building was renovated and expanded in 1927, 1960, 1966, and 1970. Additional References: ACDB 97-139; City DB 50-381.

## SIGNIFICANCE

This is the largest building with a metal-clad facade remaining in the city. The core of the building dates back to 1848. For both reasons, it is the most important building on the University Corner. Anderson Brothers, Inc., is the oldest business in Charlottesville still operating in its original location.

UTM: 17/719380/4212410

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

For NPS use only  
received  
date entered

Continuation sheet

Item number

Page 7 of 9

Multiple Resource Area  
Thematic Group

Name Charlottesville Multiple Resource Area  
State Virginia

Nomination/Type of Review

Date/Signature

61. White Cross - Huntley Hall

Substantive Review

Keeper

Linda McClelland  
10-20-82

Attest

2nd

62. Maury-McCue House

Substantive Review

Keeper

Ret.

Attest

Mount Cook

63. Vowles House Kitchen

Substantive Review

Keeper

Ret.

Attest

4 N

64. Lewis, Nicholas, House

Substantive Review

Keeper

Ret.

Attest

65. McKennie-Cook Building

Substantive Review

Keeper

Ret.

Attest

66. Chancellor Building

Substantive Review

Keeper

Ret.

Attest

67. Anderson Brothers Building

Substantive Review

Keeper

Linda McClelland  
10-20-82

Attest

68. Minor Court Building

Substantive Review

Keeper

Ret.

Attest

69. Turner-LaRowe House

Substantive Review

Keeper

Linda McClelland  
8/10/82

Attest

70. Enderly

Substantive Review

Keeper

Linda McClelland  
10-21-82

Attest



United States Department of the Interior  
National Park Service

Substantive Review

Anderson Brothers Building (Charlottesville MRA)  
VIRGINIA

Working No. 9/7/82-2435  
 Fed. Reg. Date: 2.1.83  
 Date Due: 10/7/82 - 10/22/82  
 Action:  ACCEPT 10/24/82  
            RETURN  
            REJECT  
 Federal Agency: \_\_\_\_\_

- resubmission
- nomination by person or local government
- owner objection
- appeal

Substantive Review:  sample  request  appeal  NR decision

Reviewer's comments:

*Fine Ex of metal facade architecture in local context.*

Recom./Criteria Accept C  
 Reviewer S.M. Bellard  
 Discipline A. Hist  
 Date 10/24/82  
 \_\_\_\_\_ see continuation sheet

Nomination returned for:  technical corrections cited below  
 substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

has this property been determined eligible?  yes  no

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

- \_\_\_\_\_ summary paragraph
- \_\_\_\_\_ completeness
- \_\_\_\_\_ clarity
- \_\_\_\_\_ alterations/integrity
- \_\_\_\_\_ dates
- \_\_\_\_\_ boundary selection

## 8. Significance

Period \_\_\_\_\_ Areas of Significance—Check and justify below

Specific dates \_\_\_\_\_ Builder/Architect \_\_\_\_\_

Statement of Significance (in one paragraph)

- \_\_\_\_\_ summary paragraph
- \_\_\_\_\_ completeness
- \_\_\_\_\_ clarity
- \_\_\_\_\_ applicable criteria
- \_\_\_\_\_ justification of areas checked
- \_\_\_\_\_ relating significance to the resource
- \_\_\_\_\_ context
- \_\_\_\_\_ relationship of integrity to significance
- \_\_\_\_\_ justification of exception
- \_\_\_\_\_ other

## 9. Major Bibliographical References

## 10. Geographical Data

Acres of nominated property \_\_\_\_\_

Quadrangle name \_\_\_\_\_

UNIT References \_\_\_\_\_

Verbal boundary description and justification \_\_\_\_\_

## 11. Form Prepared By

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

\_\_\_\_\_ national \_\_\_\_\_ state \_\_\_\_\_ local

State Historic Preservation Officer signature \_\_\_\_\_

title \_\_\_\_\_ date \_\_\_\_\_

## 13. Other

- \_\_\_\_\_ Maps
- \_\_\_\_\_ Photographs
- \_\_\_\_\_ Other

Questions concerning this nomination may be directed to \_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_\_ Phone: 202 272-3504

Comments for any item may be continued on an attached sheet

*Architectural And Historic  
Survey*



*Graphics*



Please refer to the map in the  
Multiple Property Cover Sheet  
for this property

Multiple Property Cover Sheet Reference Number: 64000882