

CITY OF CHARLOTTESVILLE

"A World Class City"

Department of Neighborhood Development Services

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December 16, 2005

Susan Smead, Cost Share Program Coordinator
Architectural Historian, Capital Region Office
Virginia Department of Historic Resources
2801 Kensington Avenue
Richmond, Virginia 23221

Dear Ms. Smead,

On behalf of the City of Charlottesville, I am pleased to submit an application for the 2005-2006 State Survey and Planning Cost Share Funds. Enclosed find one (1) original application and five (5) copies of the application for *The Fifeville Neighborhood Historic Survey, Charlottesville, Virginia*.

The total project cost is \$35,000. The City of Charlottesville is requesting a grant in the amount of \$17, 500, with a matching share of \$17, 500.

If you have any questions, please contact me at 434-970-3130 or scala@charlottesville.org
I look forward to hearing from you.

Sincerely yours,

Mary Joy Scala
Preservation and Design Planner

RETURN
TO JBW

THE FIFEVILLE AREA HISTORIC SURVEY, CHARLOTTESVILLE, VIRGINIA

DECEMBER 16, 2005

Submitted by

**The City of Charlottesville
Department of Neighborhood Development Services
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THE FIFEVILLE AREA HISTORIC SURVEY, CHARLOTTESVILLE, VIRGINIA

DECEMBER 16, 2005

Scope of Work and Project Design

a. Objective

The objective of the proposed Fifeville Area Historic Survey located within the City of Charlottesville, Virginia, is to inventory and document approximately 325 properties that have potential for a future local historic ("conservation") district, and to prepare a nomination report for the properties that form an eligible National Register district, for the purpose of better understanding, and educating the public about, the architectural and social history of the area known as "Fifeville."

[See ATTACHMENT 1 Proposed Study Area]

Today's Fifeville Neighborhood is a consolidation of several distinct areas that have distinct social histories. The western part was developed as "Fife Estates," a white neighborhood for railroad workers. The house at 1022 Grove Street is an example of a simple 1890's workers' cottage. Within the Fife Estates, Nalle Street residents were described as "living well." South of what was then called Locust Street, now Cherry Avenue, there was a brickyard, where bricks were probably supplied for several notable houses located nearby on 7-1/2 Street and 5th Street, among others.

The eastern part of the Fifeville Neighborhood has been described as "Castle Hill," an area east of 7-1/2 Street where freed African-Americans were permitted to purchase property. Castle Hill was probably named after the Benjamin E. Tonsler house on 6th Street, a modest Italianate/Second Empire style house with a corner tower. Tonsler was a friend of Booker T. Washington, and served as principal of Jefferson School for many years.

Part of the 5th Street area bounded by 5th Street, Ridge Street, Oak Street and Cherry Avenue was another section owned by whites, notably Allen Hawkins, an early 19th century brick mason and builder whose house still stands on 5th Street.

There are a number of persons who own or live in this area that have spent years studying its history. Ann Carter is a property owner who grew up in Castle Hill who will soon publish her extensive research on the older African-American neighborhoods in the City. Eugenia Bibb is a historian responsible for most of the surveys of City properties accomplished to date, many of which properties are no longer extant. Her surveys for properties located within the study area are attached. These surveys should be updated as part of this project. Antoinette Roades resides on Oak Street and has studied and written about the Allen W. Hawkins family. A very important part of this project is to seek out information from those residents who have knowledge of Fifeville history to better inform this study.

In 1988 a portion of the study area was recommended for a National Register Historic District by Jeffrey O'Dell, an architectural historian with the Virginia Division of Historic Landmarks.

[See ATTACHMENT 2 Memorandum and map by Jeffrey O'Dell]

[See ATTACHMENT 3 Existing Surveys within the proposed study area]

b. Expected accomplishments during the project period:

- (1) Reconnaissance level survey of approximately 325 properties located within the proposed study area;
- (2) Black and white and color photos of every resource;
- (3) DSS survey form completed for every resource;
- (4) Data entry of every resource into DSS data base;
- (5) National Register Preliminary Information Form prepared;
- (6) Nomination Report prepared;
- (7) Scripted presentation prepared;
- (8) Two public meetings held.

c. Proposed phases of work:

I Develop a scope of work

DHR and City of Charlottesville will hold a public meeting at the Tonsler Park Community Center on January 5, 2006, 7:30 p.m. to acquaint Fifeville property owners about the proposed historic district survey and potential National Register district designation.

If Charlottesville is awarded this cost share funding, then the City of Charlottesville staff will meet with DHR staff by the end of February, 2006 in either Richmond or Charlottesville to develop a scope of work.

II Select Consultant

DHR will advertise for proposals using an RFP process. DHR will evaluate the proposals with input from City of Charlottesville staff, and will select a consultant by the end of March 2006.

III Conduct the Survey

The consultant will confirm the potential local district survey boundary and the eligible National Register district boundary with input from DHR and City of Charlottesville staff, and will conduct the reconnaissance field survey during April and May 2006. In advance of the survey work, City of Charlottesville staff will send a letter of introduction on behalf of the consultant to the area property owners.

IV Prepare PIF

The consultant will prepare and submit the National Register PIF for approval by July 1, 2006. (NOTE: City of Charlottesville staff understands that a PIF for the eastern part of the Fifeville District will be submitted by an individual for approval at the March 2006 meeting.)

V Enter Data

The consultant will complete the survey forms and enter all the data into the DSS database by end of July, 2006.

VI Prepare Nomination Report

The consultant will prepare and submit the National Register nomination report for approval by end of November 2006. The consultant should seek out local persons with credible knowledge of Fifeville's history when preparing the historical significance report.

VII Prepare Presentation

The consultant will prepare a scripted PowerPoint presentation by end of December 2006 with a sufficient number of slides to adequately represent all the resources in the district. The script will summarize the architectural and historical significance of the district.

VIII Hold Public Meetings

The consultant will make presentations of the final report findings to the neighborhood and to City Council by the end of January, 2007. At this point the City may choose to pursue a local district designation.

d. Why this project is a priority for the City of Charlottesville

The 1993 Charlottesville Historic Preservation Plan provides the basis for Historic Preservation initiatives in Charlottesville, including: local protection of historic resources; public education; inventory of historic resources; incentives for preservation; and neighborhood conservation, among others. For some time the City of Charlottesville has had interest in identifying and protecting its unsurveyed historic resources.

The City currently has designated seven local *Historical Preservation and Architectural Design Control (ADC) Districts* (North Downtown, Downtown, Ridge Street, West Main Street, Wertland Street, The Corner, and Oakhurst Circle-Gildersleeve Wood Neighborhood), and 64 *Individually Protected Properties* outside the districts. (Note: The Fifeville study area contains 16 Individually Protected Properties, an indication of the significance of this area as a potential historic district.) An eighth district is currently under consideration by City Council, the new Rugby Road-University Circle-Venable Neighborhood ADC District, as well as additions to the existing North Downtown and Downtown ADC Districts. The City has currently identified the need for historic surveys in seven additional older neighborhoods, including (in order of priority) Fifeville, 10th & Page, Starr Hill, North Belmont, Martha Jefferson, Fry's Spring, and Woolen Mills.

Recently the Board of Architectural Review (BAR) reordered the priorities for the future historic surveys, based on development activity and perceived threats to the resources. They ranked Fifeville as the neighborhood most in need of survey and protection. Due to its location within walking distance of downtown and the University of Virginia Hospital, and its historically low real estate assessments (that are now rapidly rising), Fifeville has become a popular neighborhood for redevelopment. Because many of the dwellings are small by today's standards, and because the land is more valuable for development than the structure, they are susceptible to demolitions.

Another reason the project is a priority for the City of Charlottesville is because it could serve as a model for a new type of local historic district that the BAR has been considering. The new "conservation district" is intended to protect the character and scale of the more modest historic neighborhoods that are facing increased development and tear-downs. The concept is that the BAR would review all proposed demolitions as in the ADC districts, but in reviewing new construction or alterations they would use less stringent guidelines that would focus more on the scale, massing, and setbacks of the neighborhood, and less on the materials and details of the individual structure.

Finally, this project is a priority because it is very important, when neighborhoods are considered for historic district status, to be able to understand and present to the public the social history of the area. How was this area built, who lived there, where did they work and go to school, and how does this neighborhood's history relate to other City neighborhoods? Although this area could be separated into distinct sub-areas, it is one neighborhood today, and the story of the whole neighborhood needs to be told.

How this project fits into statewide survey and planning priorities

- (1) This project targets a neighborhood that is ripe for state and/or federal historic rehabilitation tax credit programs activity;
- (2) This project will serve to increase official public recognition, awareness, and stewardship of historic places representing Virginia's rich and diverse historic heritage;
- (3) This project addresses an area with insufficient or outdated survey data.
- (4) This project may be tied to further development of the following thematic contexts: Domestic; Architecture; Transportation; Commerce/Trade; Industry/Processing/Extraction; Ethnicity.
- (5) This project addresses an area where historic architectural resources are threatened with demolition and alteration.
- (6) This project may lead to greater protection of historic resources through future consideration of a local preservation and architectural design control district designation.
- (7) This project may provide the framework for revitalization of the community through use of preservation tax credits offered by the federal and state government.
- (8) This project will assist the City in increasing its cultural resource management database to ensure future comprehensive planning.

Project Budget

Consultant fee - \$35,000

There are no other costs associated with this project.

Threat to Resources

Threats to the resources are neglect and deterioration, inappropriate alterations, demolitions, and replacement of historic buildings with larger structures that may not fit into the character of the neighborhood. Most of the study area is zoned for low density residential, but the area zoned for Cherry Avenue Corridor (Mixed Use) is most vulnerable to new development. Mixed use zoning exists along Cherry Avenue, the 9th-10th Street Connector, and along Estes Street. Because Fifeville is close to the University of Virginia Hospital, and is within walking distance of the Downtown pedestrian mall, it is experiencing development pressure. For example, a current application proposes the demolition of four houses on Estes Street that date to the turn-of-the-20th century, to be replaced with a large mixed-use building. Demolition permits were requested this week for two unprotected historic houses on Grove

Street. Earlier this year the BAR denied demolition of an Individually Protected Property on 4th Street. Two small brick structures (undocumented) located near the former brick yard were demolished in recent years. The attached City survey forms indicate which surveyed resources have been demolished.

Description of Area

The Fifeville area is centrally located in the City of Charlottesville. To the north across the CSX Railway tracks are the University of Virginia Hospital and the West Main Street ADC District. To the northeast are the Downtown ADC District, and the Downtown pedestrian mall within walking distance. To the east is the Ridge Street ADC District. To the south is Cherry Avenue, a major commercial corridor; Buford Middle School; Oak Lawn, the Fife home; and Tonsler Park. To the west are more recent low density residential neighborhoods.

Major streets include Cherry Avenue and the new 9th and 10th Street connector. This newly built road runs through the center of Fifeville and serves as a primary link to the university of Virginia hospital and West Main Street. Fifeville is primarily residential, but also hosts commercial activity along Cherry Avenue, including many locally owned businesses such as the Korner restaurant, the Salvation Army Thrift Store (on the former brickyard site), Cherry Avenue Shopping Center, and Ron's Garage. The housing types include multi-family (such as the newly constructed Walker Square condominiums near Estes Street along the railroad tracks), and planned unit developments with small single family units (such as Oak Grove cottages on Fifth Street). The majority of residences are single family detached dwellings on lots of typically 6,000 square feet.

The character of Fifeville neighborhood is compelling as a historic district for several reasons: the large number of densely developed, fairly intact, early twentieth century dwellings; the occasional examples of fine 19th century brick structures or other extraordinary vernacular architecture; and its compact, pedestrian scale with narrow streets. Just steps away from busy Main Street or Cherry Avenue it is easy to visualize a different era in Charlottesville's past.

Future Use of the Cost Share Project Products

1. The National Register nomination report and related survey materials will be presented to the Fifeville Neighborhood Association and to City Council.
2. The report will be made available to local libraries.
3. The report will provide a basis for future consideration of a local "conservation district" to protect the character and scale of the neighborhood.
4. The results of this project will be incorporated into the City's Historic Preservation Plan and into the Charlottesville Comprehensive Plan to assist in long-range planning.

Project Time Schedule

| | |
|----------------------|--|
| January 5, 2006 | Public meeting at the Tonsler Park Community Center |
| End of February 2006 | Charlottesville staff and DHR prepare Scope of Work |
| End of March 2006 | DHR selects a consultant |
| April and May 2006 | Consultant conducts reconnaissance survey |
| July 1, 2006 | Consultant submits PIF |
| End of July, 2006 | Consultant completes survey forms and enters data into DSS database |
| End of November 2006 | Consultant submits National Register nomination report |
| End of December 2006 | Consultant prepares Power Point presentation |
| January 2007 | Consultant presents findings at neighborhood and City Council meetings |
| February 2007 | Project close out |

Amount of Financial Assistance Requested

| | | |
|--|----|---------------|
| Total project Budget | \$ | <u>35,000</u> |
| Requested Amount | \$ | <u>17,500</u> |
| Applicant's Contribution From General Funds | \$ | <u>17,500</u> |

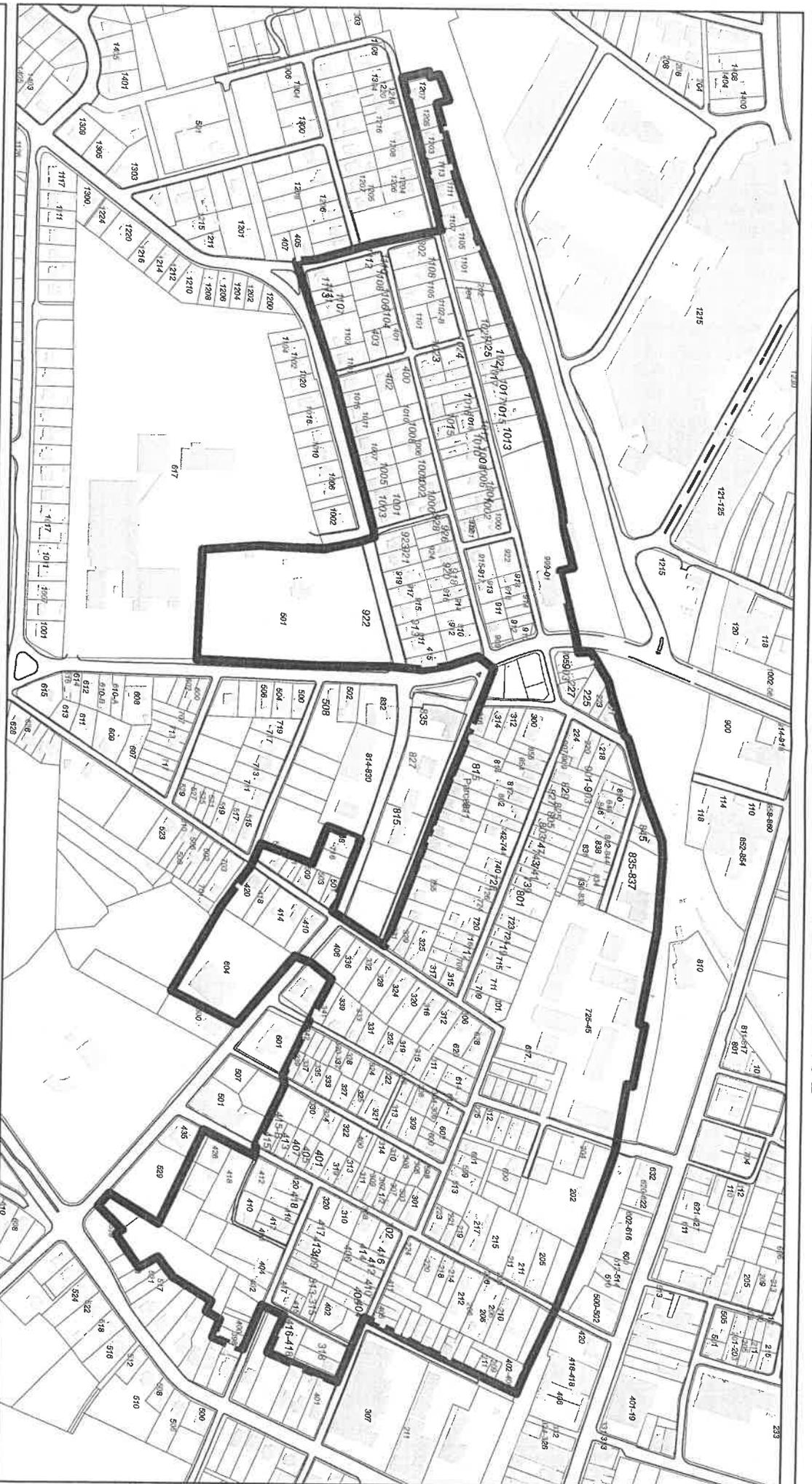
ATTACHMENTS

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|--------------|---|
| ATTACHMENT 1 | Proposed Study Area Map |
| ATTACHMENT 2 | Memorandum and map by Jeffrey O'Dell |
| ATTACHMENT 3 | Existing surveys within the proposed study area |

ATTACHMENT 1

Proposed Study Area Map

PROPOSED FIVEVILLE HISTORIC DISTRICT



CHARLOTTESVILLE, VIRGINIA
NEIGHBORHOOD DEVELOPMENT SERVICES
MAY 2006



ATTACHMENT 2

Memorandum and map by Jeffrey O'Dell



COMMONWEALTH of VIRGINIA
Department of Conservation and Historic Resources

Division of Historic Landmarks
H. Bryan Mitchell, Director

221 Governor Street
Richmond, Virginia 23219
Telephone (804) 786-3143

M E M O R A N D U M

DATE: 9 December 1988 (with changes of 12/29/88)
TO: To Whom It May Concern
FROM: Jeff O'Dell
SUBJECT: Potential FIFEVILLE National Register historic district,
Charlottesville

This area was surveyed Dec. 6, 1988 by DHL architectural historian Jeff O'Dell and historic-district specialist David Edwards. Please refer to attached map showing proposed district boundaries.

The area proposed as a National Register district includes the earlier part of a larger neighborhood commonly referred to as Fifeville. Located south of West Main Street, the principal historic commercial corridor connecting downtown Charlottesville with the University of Virginia, Fifeville is a predominantly black residential neighborhood. The district includes roughly ten city blocks of mostly late-19th and early 20th-century dwellings and commercial structures.

Boundary Description and Justification: As presently drawn, the district is bordered on the west by Ninth Street, S.W., a relatively heavily-traveled street that provides a north-south link between Cherry Avenue and West Main Street, major thoroughfares divided by railroad tracks. The northern section of Ninth St. is largely intact, featuring at least three early commercial buildings. On the south, the district is bordered by Cherry Ave. or lots bordering Cherry. Cherry Ave. itself is a major east-west corridor which has been altered by modern commercial development. On the east, the district is bordered in part by the Ridge Street Historic District. Other western boundaries have been drawn so as to exclude post-1940 or intrusive buildings and empty lots. On the north, the district is bordered by the lots facing Nalle St. and Dice St., as well as portions of the north-south thoroughfares Six-and-a-Half Street and Sixth Street.

Areas excluded from the district: The area to the south of the district was excluded because of modern development and intrusions. Much of the eastern edge of the district borders the Ridge Street Historic District. The area beyond the northern boundary consists of vacant lots together with commercial, industrial and residential buildings bordering the railroad tracks. The area to the west, while sharing attributes of the district, has too many noncontributing buildings to qualify as a National Register district. (This western, ineligible, area of Fifeville is defined by Cherry Ave. on the south, Grove St. on the north and Patton St. on the west.)

Physical Character: The district forms a cohesive assemblage of late-19th and early 20th-century buildings with relatively few later intrusions. Set on hilly terrain, the narrow streets frequently afford general views of the neighborhood as well as panoramas of the mountains beyond the city to the south. The ambience is that of a small Piedmont Virginia town or city, contrasting with the booming, newly developed residential areas to the south and west. While its residents are not as prosperous as those of many other city neighborhoods, the houses are structurally sound and remain little altered except for cosmetic changes. Many of the dwellings sit on sizeable lots with large back yards and shade trees. The openness of some sections of the district lend it an almost rural air; this, too, provides a strong contrast with adjoining areas of the city.

Historical Context: Fifeville was established in the 1890s as a residential area for C&O Railway employees and other blue-collar workers. It remained a primarily white, middle-class neighborhood until the the 1960s, when poorer residents, including some blacks, began to move in. Today the eastern part of the district is predominately black, as is the Ridge Street neighborhood to the east and the early neighborhoods immediately north of West Main Street. All the city's principal early black churches are located a block or two north of the Fifeville HD, along or near the eastern stretch of West Main Street.

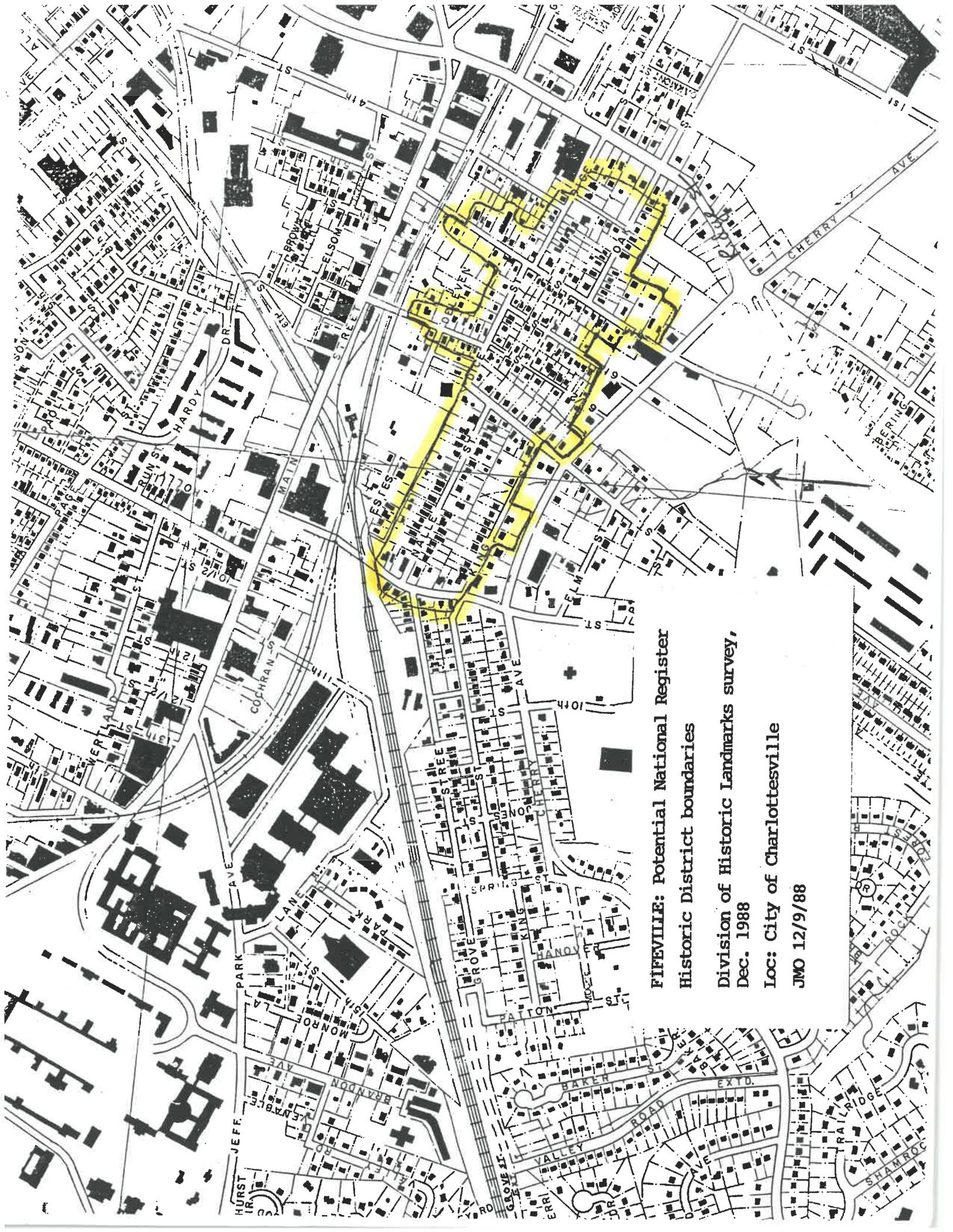
Threats: The writer is aware of no current threats to the area from development. Possible long-term threats may be posed by development pressures extending from West Main Street on the north, the University on the west, and downtown on the northeast. The greatest threat presently is that of neglect: many houses that were once owner-occupied are now rented, and are not maintained as well as they should be. Other buildings have suffered from historically insensitive alterations. In most cases, however, exterior changes have been cosmetic, and have not involved removal of significant amounts of original fabric.

Recommendations: This area should be considered for listing on the National Register of Historic Places and the Virginia Landmarks Register. Further study of the area, particularly of its history, should be undertaken before submission to the State

Page 3
Memo 12/9/88
Re. Fifeville

Review Board. In addition, city officials, local citizens and landowners should be contacted and a public information meeting called before any register work begins.

Because of its historic and architectural significance, the DHL recommends that the City of Charlottesville give special consideration to the area. This would include recognizing the area's potential National Register status in its comprehensive plan, preventing demolition of old buildings, supporting sensitive renovation and rehabilitation, and retaining residential zoning where it already exists. Architectural Design Control (ADC) is not recommended for this area at the present time.



**FIFEVILLE: Potential National Register
Historic District boundaries**

**Division of Historic Landmarks survey,
Dec. 1988**

Loc: City of Charlottesville

JMO 12/9/88

LANDMARK



SURVEY

IDENTIFICATION

Street Address: 1022 (formerly 1212) Grove Street
Map and Parcel: 23-38
Census Track & Block: 5-419
Present Owner: Everett M. & Jewell J. Huff
Address: Route 1, Earlysville, VA
Present Use: Rental Property (Residence)
Original Owner: James A. Gardner
Original Use: Rental Property or Residence

BASE DATA

Historic Name: Gardner-Mays Cottage
Date/Period: 1891
Style: Vernacular
Height to Cornice:
Height in Stories: 2
Present Zoning: R-2
Land Area (sq.ft.): 35' x 78' (2730 sq. ft.)
Assessed Value (land + imp.):

ARCHITECTURAL DESCRIPTION

This is typical of the many small workers' cottages built in Fifeville in the 1890's and is one of very few remaining in its original form, without additions or new siding. It is a very simple one-over-one-room stucco cottage on a low foundation with an original one-room rear wing. Both sections have medium pitched gable rooves with boxed cornices. They were originally wooden-shingled, but are now covered with standing-seam tin. A stucco-covered brick chimney with very short weatherings is located exterior to the two-storey section, between it and the wing. Windows are double-sash, six-over-six light, with architrave trim. A one-storey porch covers the two-bay facade. It has a tin hip roof with chamfered square posts and horizontal plank railing. The back porch has a tin shed roof with exposed rafter ends. Part of it has been enclosed for a bathroom. The entrance to this three-room cottage is into a small area to one side of the living room, from which a single flight of stairs rises between walls into the single room on the second level, where it is enclosed by a simple railing. Interior doors are board-and-batten, and windows and doors have plain trim. There were originally two fireplaces with simple mantels in the two-storey section, but both have been closed.

HISTORICAL DESCRIPTION

The railroad is said to have financed the construction of a number of three-room workers' cottages in Fifeville in the 1890's, identical except that the one-storey wing is located at the rear in some and at the side in others. James A. Gardner purchased Lot 2 west of Fife's Addition (74½' side and extending 148' between Grove and King Streets) in 1891 (City DB 2-328) and built two cottages on the Grove Street end of the lot the same year. A later owner built two more identical cottages on the King Street end circa 1905. This cottage at 1022 (originally 1212) Grove Street was sold separately from the others in 1910 (DB 22-72). It has passed through many ownerships in its 87-year history and has usually been used as rental property, except for the period 1947 - 1967 when it was owned and occupied by Charles J. and Ada L. Mays (DB 130-412, 285-128). The present owners bought it in 1977 (DB 388-595). Additional Deed References: City DB 4-425, 8-119, 13-126, 16-230 & 239, 21-93, 31-51, 74-416, 78-96, 115-484, 116-375, 117-43, 347-81, 352-369; WB 5-224.

GRAPHICS

Individually Protected

CONDITIONS

Good

SOURCES

City Records
Everette M. Huff

499

*Architectural And Historic
Survey*



Graphics



Architectural And Historic Survey



Identification

| | |
|---|---|
| STREET ADDRESS: 402 Dice Street | HISTORIC NAME: Barksdale-Totty House, or the Grove |
| MAP & PARCEL: 29-124 | DATE / PERIOD: Before 1857 |
| CENSUS TRACT AND BLOCK: | STYLE: |
| PRESENT ZONING: R-2 | HEIGHT (to cornice) OR STORIES: 2 storeys |
| ORIGINAL OWNER: James S. Barksdale | DIMENSIONS AND LAND AREA: 98.42' x.c. 65.35' (7241 sq.ft.) |
| ORIGINAL USE: Residence | CONDITION: Fair |
| PRESENT USE: Rental Property (Residence) | SURVEYOR: Bibb |
| PRESENT OWNER: Robert C. Barbour | DATE OF SURVEY: Spring 1984 |
| ADDRESS: 700 Rose Hill Drive | SOURCES: City/County Records |
| Charlottesville, Virginia 22903 | 1877 Gray Map |
| | Sanborn Map Co. - 1896, 1907 |

ARCHITECTURAL DESCRIPTION

This house is a basic 2-storey, 3-bay, single-pile Virginia 1-house with a kitchen wing that appears older than the main block. The house is set on a low foundation which is now covered with concrete. Wall construction is of brick laid in Flemish bond on the facade and in 7-course American bond elsewhere. The medium-pitched gable roof is covered with standing-seam metal and has projecting eaves and verges, a boxed cornice with returns, and a plain frieze. There is an additional central gable on the facade. There are two interior end chimneys with small caps. Windows are double-sash, 2-over-2 light, with wooden sills, architrave trim, and flat arches formed of vertical headers. Windows are the same height at both levels. There is a pair of narrow 1-over-1 light windows in the center of the facade at the second storey level. A one-storey Colonial Revival veranda covers the facade. It has a low-pitched hip roof covered with standing-seam metal, boxed cornice, plain frieze, Tuscan columns, and concrete floor and steps. The entrance door in the center bay of the facade has four panels with moulded rails. There are 4-light sidelights over panels and a 3-light rectangular transom. The interior follows the central hall plan. A two-flight open-well stair with turned balusters rises from the central hall. A one-storey kitchen wing covers the eastern bay of the rear elevation. Its brick is laid in 7-course American-with-Flemish bond, and it has a mousetooth cornice. The steep gable roof is covered with standing-seam metal and has close eaves and verges. There is now no chimney in this wing. Windows are 6-over-6 light with wooden sills and plain surrounds. Their flat arches match those in the main block. A complex of one-storey, shed-roofed, wooden additions now covers the entire rear elevation of the building.

HISTORICAL DESCRIPTION

James S. Barksdale resided on the 4-acre tract bounded by Dice Street, 4th Street, Oak Street, and 5th Street until he sold it to John T. Barksdale and John N. Fry in 1857 (ACDB 56-567). The next owner to occupy it was Thomas Totty, 1863-1867 (ACDB 61-143). From then on it was known as "the Totty Cottage property" or "The Grove". James McD. Carrington of Richmond bought the property 2 3/4 acres to William M. Poole of Savannah (ACDB 66-446), who immediately subdivided the tract and sold a one-acre lot in the eastern corner to Thomas Jones, Sr. (ACDB 66-458). Tax records, lot size, and selling price indicate that this house was already standing on that lot. It may have been the original James Barksdale house, as the 1857 deed states that it stood on the eastern portion of the tract (ACDB 56-567), and this is the highest point. The brick bonding, however, indicates that it was probably built after the Civil War. Tax records and the Sanborn Maps seem to indicate that there may have been another house on the tract and that Carrington retained ownership of it and 1 1/4 acres until c. 1875. It may have stood to the west of the remaining house. After James's death, his family sold the house in 1911 (City DB 22-376). After several interior owners and further subdivision, the house was purchased by O. G. Conn in 1912 (DB 22-378, 28-124). It remained the home of his family for half a century. Robert C. Barbour bought it in 1968 from the estate of Nancy Conn Arnette (WB 11-329, DB 298-11). He has further subdivided the lot and uses the house as rental property. Numerous rear additions have come and gone over the years. The porch floor was replaced with concrete in 1979.

Additional References: ACDB 60-510; City DB 378-285, 385-403.

Individually Protected

427

Architectural And Historic
Survey



Architectural And Historic Survey



Identification

| | |
|---|--|
| STREET ADDRESS: 406 Dice Street | HISTORIC NAME: Tyree Thomas House |
| MAP & PARCEL: 29-122 | DATE / PERIOD: 1874, c. 1890 |
| CENSUS TRACT AND BLOCK: | STYLE: Victorian Vernacular |
| PRESENT ZONING: R-2 | HEIGHT (to cornice) OR STORIES: 2 storeys |
| ORIGINAL OWNER: Tyree Thomas | DIMENSIONS AND LAND AREA: 32' x 148' (4736 sq. ft.) |
| ORIGINAL USE: Residence | CONDITION: Good |
| PRESENT USE: Rental Property (Residence) | SURVEYOR: Bibb |
| PRESENT OWNER: Kevin I. Smith | DATE OF SURVEY: Spring 1984 |
| ADDRESS: P. O. Box 6955 Charlottesville, VA 22902 | SOURCES: City/County Records Charlottesville Directories 1877 Gray Map Sanborn Map Co. - 1907, 1920, 1969 |

ARCHITECTURAL DESCRIPTION

Set in a row of unpretentious vernacular structures, this house alone exhibits the Victorian detail of the larger houses built on Ridge Street in the same period. It is a 2-storey while weatherboarded house with dark green trim, two very unequal bays wide and single pile with a large 2-storey rear addition. Both sections are set on brick piers, now infilled with cinderblock. A brick chimney with a small cap is located interior to the rear wall of the original section. The medium-pitched gable roof is covered with standing-seam metal and has projecting eaves and verges, a boxed cornice and a plain frieze. There is a very steep central gable on the facade. Windows are double-sash, 6-over-6 light, most with plain surrounds. Those on the facade also have cornices with low central gables supported on consoles, very similar to those on the houses one block east at 400 and 406 Ridge Street, built in the early 1880's. Other windows in the house have a variety of types of surrounds. There are louvered air vents in the gable ends. A one-storey veranda covers the facade. It has a bellcast truncated hip roof covered with sheet metal, a boxed cornice, a plain frieze, square pillars, and a simple balustrade. The 4-paneled entrance door with moulded rails in the east bay of the facade has a 2-light rectangular transom. The porch roof covers the cornice, but is cut around the window cornice in the other bay. The 2-storey gable roofed addition which covers the rear elevation matches the main block in all details, but a seam in the weatherboarding shows that it is a later addition. A 2-storey porch is set into the east side of the addition. The first level has been enclosed, but the second level is still an open porch with square posts and Victorian balustrade. A one-storey shed-roofed wing with 2-over-2 light windows covers the rear elevation of the addition.

HISTORICAL DESCRIPTION

Tyree Thomas purchased this lot in 1871 (ACDB 66-526) and sold half to Elijah Thomas in 1875 (ACDB 69-537). Tax records show that he built a house on his portion in 1874. Both rear additions were built before 1907, and the veranda also is probably not original because it covers the door and window cornices. This house remained in the Thomas family until 1929 (City DB 65-414, 66-30). Alfred Brooks bought it in 1933 (DB 79-348) and his family owned it until 1968 (DB 112-421, 117 -) when Curtis Tarry bought it to use as rental property. The Brooks family had also used it as rental property after the death of Alfred Brooks in 1942. James N. Fleming owned it from 1971 until 1983, when he sold it to Kevin L. Smith (DB 215-264, 438-324, 441-815).

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Identification

STREET ADDRESS: 410 Dice Street
 MAP & PARCEL: 29-119
 CENSUS TRACT AND BLOCK:
 PRESENT ZONING: R-2
 ORIGINAL OWNER: Elijah Thomas
 ORIGINAL USE: Residence
 PRESENT USE: Rental Property (Residence)
 PRESENT OWNER: Kevin L. Smith
 ADDRESS: P. O. Box 6955
 Charlottesville, VA 22902

HISTORIC NAME: Thomas-Carr House
 DATE / PERIOD: 1875, c. 1876-1877
 STYLE: Vernacular
 HEIGHT (to cornice) OR STORIES: 2 storeys
 DIMENSIONS AND LAND AREA: 28.5' x 148' (4218 sq. ft.)
 CONDITION: Fair
 SURVEYOR: Bibb
 DATE OF SURVEY: Spring 1984
 SOURCES: City/County Records Charlottesville City Directories
 1877 Gray Map
 Sanborn Map Co. - 1907, 1920, 1969

ARCHITECTURAL DESCRIPTION

This simple vernacular weatherboarded house consists of a 2-storey, 2-bay, single-pile original section and a 2-storey, one-bay side wing of nearly equal size. The original section followed the side hall plan, and the addition makes it a central hall. The houses is set on a high foundation of stone and cinderblock. A single low-pitched gable roof shelters both sections. It has projecting eaves and verges and a crude boxed cornice. Composition shingles have replaced the original metal. There are two interior capped chimneys whose stacks appear to have been rebuilt. One is a central chimney in the older section, and the other is located interior to the newer section. Windows throughout the house are double-sash, 6-over-6 light with a simplified architrave trim. Those in the original western section are larger. A one-storey Victorian veranda covers most of the facade. It has a medium-pitched hip roof, boxed cornice, plain frieze, and turned posts and balustrade. The entrance is in the eastern bay of the western section, which is the central bay of the combined facade. The door has one light (replaced with a panel) over two panels. A board & batten door at the rear of the eastern section gives access to a shed-roofed back porch that extends only across that section. A one-storey rear wing of frame construction built in two states, once occupied that site. A one-room, cinderblock, shed-roofed wing covers the eastern bay of the rear elevation of the western section.

HISTORICAL DESCRIPTION

In 1875, Tyree Thomas subdivided the lot he had purchased in 1871 (ACDB 66-526) and sold half to Elijah Thomas, "the said half thereof being the northern part of said lot, on which said Elijah Thomas has this year built a house" (ACDB 69-537). Tax records do not reflect the enlargement of that house, but the Sanborn Maps show that it occurred by 1907. A one-storey rear wing that was also added by 1907 and extended before 1920, has since been removed. Elijah Thomas died in 1891 (City WB 1-11), and his wife remarried. The house was sold in 1912 to George M. Carr who had a clothing store on Vinegar Hill (City DB 18-276, 23-321). It was the home of his family for half a century (DB 76-158; WB 9-456). Curtis Tarry bought the house in 1968 (DB 301-325, 303-254), and it has been used as rental property since that time. James N. Fleming acquired it in 1980 (DB 415-264, 438-324) and sold it to Kevin L. Smith in 1983 (DB 441-810).

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Identification

| | |
|--|--|
| STREET ADDRESS: 412 Dice Street | HISTORIC NAME: Ferrell House |
| MAP & PARCEL: 29-118 | DATE / PERIOD: c. 1875 - 1882 |
| CENSUS TRACT AND BLOCK: | STYLE: Victorian Vernacular |
| PRESENT ZONING: R-2 | HEIGHT (to cornice) OR STORIES: 2 storeys |
| ORIGINAL OWNER: John Buchanan | DIMENSIONS AND LAND AREA: 48' x 150' (7200 sq. ft.) |
| ORIGINAL USE: Residence | CONDITION: Good |
| PRESENT USE: Residence | SURVEYOR: Bibb |
| PRESENT OWNER: Marion E. Woodfolk & Mary Lucille Jones | DATE OF SURVEY: Spring 1984 |
| ADDRESS: 412 Dice Street Charlottesville, Virginia 22901 | SOURCES: City/County Records 1877 Gray Map Sanborn Map Co. - 1907, 1920 |

ARCHITECTURAL DESCRIPTION

This is a basic two-storey, 3-bay, single-pile house set on brick piers infilled with fieldstone. There is a concrete covered brick chimney with cap and stringcourse on each side of the central hall. Green asbestos shingles cover the original weatherboarding. The low-pitched gable roof has an additional medium-pitched gable on the facade. It is covered with composition shingles and has a boxed cornice. Windows are double-sash, 6-over-6 light, with architrave trim. They are the same height at both levels. There is a one-storey semi-octagonal bay window in the eastern bay of the facade. It has a medium-pitched hip roof covered with composition shingles with a boxed cornice and plain frieze. There are pilasters with raised panels between the windows. A one-storey veranda covers the other two bays of the facade. It has a low-pitched hip roof covered with composition shingles with boxed cornice, plain frieze, square piers, and a simple balustrade with narrow, closely spaced balusters. Within the veranda, the wall is now faced with wooden paneling. The central entrance has one light over two panels, and there are sidelights over panels and a rectangular transom. A one-storey stuccoed wing covers the western half of the rear elevation. It has a medium-pitched gable roof with exposed rafter ends. A back porch is set into the eastern side and there is a cinderblock chimney.

HISTORICAL DESCRIPTION

In 1882, When John Buchanan (or Buckman) sold Patrick Ferrell a lot which he had purchased from S. M. Parker in 1878 (ACDB 73-31), the deed mentioned "improvements" (ACDB 82-163). Tax records note no improvements as late as 1875, however, this houses, then was proabbly built between 1875 and 1882. The Ferrells apparently used it as rental property. Patrick Ferrell's son Harrison H. Ferrell built a house next door at 414 Dice Street in 1894. A. J. Edwards, Jr., bought the older house from Ferrell's heirs in 1925 (City DB 51-243) and may have been the first owner to occupy it. Joseph H. Young bought it from the Edwards family in 1952 (DB 165-405) and sold it in 1959 to J. J. Truehart (DB 216-286). He covered the walls of the original section with asbestos shingles. Marion Woodfolk inherited the house in 1968 (WB 12-223), and in 1983 she deeded Mary Lucille Jones a half share in it (DB 443-633). The house has been used as rental property for the last twenty years.

Additional REferences: City DB 32-214, 71-157, 110-262.

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Identification

STREET ADDRESS: 513 Dice Street
 MAP & PARCEL: 29-63.1
 CENSUS TRACT AND BLOCK: 5-101
 PRESENT ZONING: R-2
 ORIGINAL OWNER: Virginia Shackelford
 ORIGINAL USE: Residence
 PRESENT USE: Rental Property (Residence)
 PRESENT OWNER: Safronia E. Jackson
 ADDRESS: 405 Ridge Street
 Charlottesville, Virginia

HISTORIC NAME: Shackelford-Bannister House
 DATE / PERIOD: 1860
 STYLE: Vernacular
 HEIGHT (to cornice) OR STORIES: 2 storeys
 DIMENSIONS AND LAND AREA: 93.05' x 97.5' (9072 sq. ft.)
 CONDITION: Poor
 SURVEYOR: Bibb
 DATE OF SURVEY: Winter 1980
 SOURCES: City/County Records
 1877 Charlottesville Map
 Sanborn Map Co. - 1896

ARCHITECTURAL DESCRIPTION

This house represents a vernacular interpretation of the Greek Revival style, but little original fabric remains. It is a 2-storey, 3-bay, single pile Virginia I-house set on a very high foundation of brick laid in 7-course American bond. The basement is above ground at the rear. The original weatherboarding has been covered with imitation brick siding. It has a low-pitched hip roof covered with standing-seam metal with a boxed cornice and a wide cornice board. The exterior end chimneys have one set of weatherings and are uncapped. The double-sash windows have plain trim and were originally 6-over-6 light, but several have been replaced with 2-over-2 light sashes. The window in the center bay at the second level of the facade has been replaced with a smaller one. Windows at the basement and second storey levels are slightly shorter. The present one-storey entrance porch covering the center bay of the facade is probably a Victorian replacement. Access is by a flight of cinderblock steps from the Dice Street end, showing an attempt to orient the house toward Dice Street. It has a shed roof covered with standing-seam metal with exposed rafter ends, supported by three chamfered square piers (one of which is directly in front of the entrance). There is no frieze, and the balustrade has been replaced with a make-shift one. The Greek Revival style entrance door has four raised panels and is flanked by 4-light recessed sidelights over panels. The porch roof appears to be lower than the original and may cover a rectangular transom. A two-flight dog-leg stair rises from the central hall.

HISTORICAL DESCRIPTION

Virginia Shackelford purchased a 2/5-acre lot from James Fife in 1860 (ACDB 59-101) and built this house the same year. The deed described the lot as being on the Old Lynchburg Road (Fifth Street S. W.) and mentioned a 20 foot alley on the south (now Dice Street), but this house faces west, toward Gen. John H. Cocke's undeveloped Delevan property. Had Sixth Street S. W. been continued north to West Main Street, it would have passed in front of this house and between it and the Delevan property. There is no indication, however, that any streets had been laid out in the area at that time. The Shackelford family sold the house in 1889 (City DB 1-275), and after several interim owners, William and Sallie Bannister purchased it in 1905 (DB 16-65). George T. Huff and James M. Fleming bought it from Bannister's estate in 1965 (DB 271-77) and sold it to the present owner the same year (DB 272-211). The house has been used as rental property for many years and has been allowed to deteriorate. Additional Records: City DB 3-465, 4-61, 13-114 and 115, 281-510; City WB 3-65.

SIGNIFICANCE

This is a good example of a vernacular Virginia I-house with Greek Revival details.

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Identification

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| STREET ADDRESS: 604 Dice Street | HISTORIC NAME: C. D. Goodloe House |
| MAP & PARCEL: 29-92 | DATE / PERIOD: c. 1930 |
| CENSUS TRACT AND BLOCK: | STYLE: Bungalow |
| PRESENT ZONING: R-2 | HEIGHT (to cornice) OR STORIES: 1½ storeys |
| ORIGINAL OWNER: Courtney D. Goodloe I | DIMENSIONS AND LAND AREA: |
| ORIGINAL USE: Residence | CONDITION: Good |
| PRESENT USE: Residence | SURVEYOR: Bibb |
| PRESENT OWNER: William T. & Virginia L. Doms | DATE OF SURVEY: Spring 1985 |
| ADDRESS: 604 Dice Street | SOURCES: City Records |
| Charlottesville, Virginia 22901 | Mrs. William T. Doms (Virginia L. Doms) |

ARCHITECTURAL DESCRIPTION

This 1½-storey house represents the Japanese variation of the Bungalow style. This effect is achieved by the deeply concave flair of the porch-roof, by the color scheme, and by the use of pergolas. The house is two bays wide and triple pile. Its high cinderblock foundation and stuccoed masonry walls are painted light tan with rust trim. This color scheme seems to enhance the Japanese feeling of the house. The medium-pitched gable roof is covered with light gray composition shingles and has strongly clipped gables on the front and rear elevations, deeply projecting eaves and verges, plain bargeboards, and a boxed cornice. There is half-timbering in the gables. There is a stuccoed exterior end chimney with weatherings on the west side of the house. Windows are double-sash, 6-over-1 light, with moulded trim. There is a pair on the east side of the house, a group of three on the west side, and a group of three slightly shorter windows with plain trim in each gable. A monitor dormer with a pair of windows is located on each side of the house. These also have clipped gables and half-timbering. Basement windows are 3-light hinged-sash with plain trim. A one-storey porch and sun parlor cover the facade. Both are set under the same deeply bellcast Mansard roof. Its eaves project less deeply, and it has a boxed cornice. The sun parlor, at the western end of the facade, has a pair of windows on each side elevation and a group of four on the facade, with a concrete windowbox on concrete struts. These windows are narrower, and the upper shed is shorter than the lower. The front porch, at the eastern end of the facade, has a shaped frieze, battered stuccoed piers set on pedestals, a stuccoed balustrade, and a tiled floor. The batten entrance door has a diagonal arrangement of three small lights. In the yard, pergolas shelter a gazebo and gateways to the back yard.

HISTORICAL DESCRIPTION

Courtney D. Goodloe purchased a block of land in 1914, subject to a life interest held by Charles H. Lewis (City DB 26-321). Tax records indicate that he built this house in 1930. It has been occupied by members of his family most of the time since it was built. The current occupants are William T. & Virginia L. Doms who bought the house in 1977 (DB 381-773).

Additional References: City WB 6-102; City DB 280-503

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Identification

| | |
|---|--|
| STREET ADDRESS: 618 Dice Street | HISTORIC NAME: Houchens-Diggs Cottage |
| MAP & PARCEL: 29-209 | DATE / PERIOD: c. 1881 |
| CENSUS TRACT AND BLOCK: | STYLE: Vernacular |
| PRESENT ZONING: R-2 | HEIGHT (to cornice) OR STORIES: one storey |
| ORIGINAL OWNER: J. W. Houchens | DIMENSIONS AND LAND AREA: 55' x 110' (6050 sq. ft.) |
| ORIGINAL USE: Rental Property (Residence) | CONDITION: Good |
| PRESENT USE: Rental Property (Residence) | SURVEYOR: Bibb |
| PRESENT OWNER: Dogwood Housing Limited Partnership | DATE OF SURVEY: Spring 1985 |
| ADDRESS: 223 West Main Street | SOURCES: City/County Records |
| Charlottesville, VA 22901 | Sanborn Map Co. - 1907, 1920, 1929 |

ARCHITECTURAL DESCRIPTION

The main block of this cottage is one storey tall, two bays wide, and single pile. It has a steep gable roof covered with composition shingles, with projecting eaves and verges. There is a single massive exterior end chimney. The chimney has been faced with stucco, as have the walls of the entire building. A small entrance porch covers the eastern bay of the facade. It has a steep gable roof with exposed rafter ends, plain piers, and a concrete fillor at ground level. There are two narrow, double-sash, 2-over-2 light windows in the western bay. There is one attic vent in the eastern gable end. This section may once have had a habitable upper half-storey. A lower one-storey, one-bay wing projects from the western end of the main block. It has a medium-pitched gable roof covered with composition shingles. Its windows match those in the main block in shape and arrangement, strongly suggesting that this wing is original. There is a smaller one-storey, 2-bay wing beyond the first one. Obviously a later addition, it has a low-pitched hip roof and a single regular-sized 2-over-2 light window in each bay. There is a rear wing behind the main block and part of the first wing. Its roof extends from the ridge of the first wing's roof as low-pitched gable. Windows are regular sized 2-over-2 light. It has a central chimney. The entire structure is set on a low foundation. It presents the appearance of being swathed in several layers of wall and roof coverings. All windows and their surrounds were replaced with aluminum ones in the 1980's rehabilitation.

HISTORICAL DESCRIPTION

In 1889, J. W. Houchens directed in his will that "one or more of the five houses" built on land purchased in 1881 (ACDB 79-210) and 1882 (ACDB 80-493), all south of the Delevan property, be sold (City WB 1-6). Charles C. Taylor bought this house, which is located on the first tract, in 1891 (City DB 2-450) and ten years later deeded it to Sarah J. Diggs who had cared for his parents in their old age (DB 12-8). Stewart C. Jackson bought it from her in 1922 (DB 40-183) and sold it in 1936 to Ralph & Elnora Gofney (DB 89-349). They sold it in 1954 to the Rev. E. D. McCreary (DB 177-436). The house was damaged by fire in 1959. Dogwood Housing Limited Partnership purchased it in 1980 (DB 415-677, 432-50 & 184) and has extensively rehabilitated it.



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Identification

STREET ADDRESS: 223 Fourth Street, SW

MAP & PARCEL: 29-42

CENSUS TRACT AND BLOCK:

PRESENT ZONING: R-3

ORIGINAL OWNER: Armistead Smith

ORIGINAL USE: Residence

PRESENT USE: Residence

PRESENT OWNER: Franklin N. White

ADDRESS: 223 Fourth Street, SW
Charlottesville, Virginia 22901

HISTORIC NAME: Smith-Reaves House

DATE / PERIOD: C. 1866-1870

STYLE: Vernacular

HEIGHT (to cornice) OR STORIES: 1½ storeys

DIMENSIONS AND LAND AREA: 25' x c.82' (2130 sq. ft.)

CONDITION: Good

SURVEYOR: Bibb

DATE OF SURVEY: Spring 1984

SOURCES: City/County Records
1877 Gray Map
Sanborn Map Co. - 1896, 1907, 1920, 1929

Lucy N. White
Ch'ville City Directories

ARCHITECTURAL DESCRIPTION

This quaint 1½-storey house has small second storey windows set at floor level, just below the low roofline. This original section is a 1½-storey, 2-bay, single-pile structure. A two-part, one-storey rear addition makes the first level double pile. It probably was originally set on piers, but it now has a low cinderblock foundation faced with concrete. The weatherboarded walls are painted green with beige trim. The house has a steep gable roof with projecting eaves and close verges and a boxed cornice. Composition shingles have replaced with original wooden ones. A small interior chimney, faced with concrete, is located just north of the center of the house. First storey windows on the ends of the house are shorter than those on the facade, and second storey end windows are still shorter. On the facade, half-sized windows are set below the low roofline. First storey windows are double-sash, 6-over-6 light. Second storey sashes have been replaced with louvers. All have plain trim. A concrete slab serves as a front porch, and a metal awning shelters the entrance in the northern bay of the facade. The Victorian entrance door has six lights over three panels, with architrave trim. The northern half of the one-storey rear wing has a gable roof. The southern half is set on brick piers and is probably an enclosed porch. It has a nearly flat shed roof covered with composition roofing. A shed-roofed back porch, half enclosed and half screened, covers the southern two-thirds of the rear elevation of the wing.

An L-shaped one-storey weatherboarded cottage with a very steep gable roof stands a few feet behind this house, but is now on a separate lot. It was built sometime after Fannie Reaves purchased the property in 1920 and is still owned by a family member (DB 139-267).

HISTORICAL DESCRIPTION

In 1866 John T. Barksdale acquired title to a block of lots, that he and John N. Fry had owned jointly behind the Dice House (ACDB 65-64). In 1870, the widow and son of Armistead Smith deeded to Phillip Smith (probably another son) their interest in a lot which Armistead Smith had bought from Barksdale. The deed mentions buildings and improvements. The widow retained a life interest in the property (ACDB 73-449). Another deed in 1874 gave Phillip Smith a clear title to a part of this same property (ACDB 73-435), Smith having sold part of the lot (ACDB 69-204). The latter transaction stated that Phillip Smith was residing on his property in January 1874. Robert Kelser bought the house from Smith in 1891 (City DB 2-254) and sold it two years later to Mrs. Berkley Bullock (DB 4-241), who immediately subdivided the lot and sold the house to Nannie Smith and Mary Brown (DB 4-249). They sold it in 1906 to A. T. Buckner (DB 18-6) who, according to the Sanborn Maps, must have built the first section of the rear wing before selling the house to Fannie F. Reaves in 1920 (DB 36-455). She apparently extended the wing across the whole rear elevation in the 1920's. Mrs. Reaves deeded the house to her daughter Levonia Bacon in 1946 (DB 129-362). After Mrs. Bacon's death, her nephew Franklin N. White bought the house in 1982 (DB 428-673).

Demolition denied by BAR(2005)

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Identification

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|---------------------------------------|---|
| STREET ADDRESS: 221 Fourth Street, SW | HISTORIC NAME: Anna Buckner Cottage |
| MAP & PARCEL: 29-44 | DATE / PERIOD: 1894 |
| CENSUS TRACT AND BLOCK: | STYLE: Vernacular |
| PRESENT ZONING: R-3 | HEIGHT (to cornice) OR STORIES: 2, 1 storey |
| ORIGINAL OWNER: Anna D. Buckner | DIMENSIONS AND LAND AREA: 20.5' x 103' (2112 sq. ft.) |
| ORIGINAL USE: Residence | CONDITION: Fair |
| PRESENT USE: Residence | SURVEYOR: Bibb |
| PRESENT OWNER: Lucy M. White | DATE OF SURVEY: Spring, 1984 |
| ADDRESS: 221 Fourth Street, SW | SOURCES: City Records Lucy M. White |
| Charlottesville, Virginia 22901 | Sanborn Map Co. - 1896 |
| | Charlottesville City Directories |

ARCHITECTURAL DESCRIPTION

The main block of this small cottage has the appearance of a square, 2-storey Italianate tower. It has a low-pitched hip roof covered with standing-seam metal with projecting eaves, a boxed cornice, and a plain frieze, lacking the typical Italianate cornice brackets. A brick chimney is located interior to the rear wall and slightly north of center. The house is set on a low foundation. Its walls are now covered with imitation brick composition siding, probably over weatherboarding. The tall windows, another Italianate feature, are double-sash, 2-over-2 light, with architrave trim. Those at the second level are slightly shorter. A one-storey porch covers the facade. It has a medium-pitched shed roof with exposed rafter ends, plain square piers, a simplified Chinese Chippendale balustrade, and a concrete floor. The entrance door has three horizontal lights over three panels. A long one-storey wing on piers covers the rear elevation. Its roof matches that of the main block, but its windows are 6-over-6 light. A shed porch behind the wing has been extended and partially enclosed.

HISTORICAL DESCRIPTION

In 1812, Abraham Conrad, who had built a house just north of this c. 1874, sold 20½ feet off his side yard to Anna D. Buckner (City DB 3-219). Tax records show that she built this house two years later. The rear wing was added before 1907. At some point the walls were covered with composition siding. Lucy M. White, who was raised next door, bought the house from Mrs. Buckner's son, Roscoe W. H. Buckner, in 1962 (WB 3-219, DB 235-412), and it is not owner-occupied, perhaps for the first time, as the Buckners rented it for at least most of the time they owned it.

Demolished

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Graphics



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Identification

STREET ADDRESS: 402 Fourth Street S. W.
 MAP & PARCEL: 29-49
 CENSUS TRACT AND BLOCK: 4-337
 PRESENT ZONING: M-1
 ORIGINAL OWNER: Allan W. Hawkins
 ORIGINAL USE: Rental Property?
 PRESENT USE: Vacant
 PRESENT OWNER: Roy C. McClanahan
 ADDRESS: Cove Lawn Farm
 Covesville, VA 22931

HISTORIC NAME: Hawkins-Harmon House
 DATE / PERIOD: c. 1843
 STYLE: Vernacular
 HEIGHT (to cornice) OR STORIES: one storey
 DIMENSIONS AND LAND AREA: 80' x 100' (8000 sq. ft.)
 CONDITION: Derelict
 SURVEYOR: Bibb
 DATE OF SURVEY: Fall 1979
 SOURCES: City/County Records
 1877 Charlottesville map
 Sanborn Map Co. - 1891, 1896
 Mrs. R. H. Pace

ARCHITECTURAL DESCRIPTION

This is a very simple one-storey vernacular structure with an English basement which is above ground on the southern side. It is single pile and was originally three bays wide. Construction is of brick laid in Flemish bond on the north and east elevations and in 7-course American bond on the south and west elevations. It is now painted white. The house has a medium-pitched gable roof with close eaves and verges and the mousetooth cornice popular in the first half of the nineteenth century. Its original wooden shingles have been replaced with composition roofing. An interior end chimney, with fallen cap, at the east end serves a fireplace at each level. Windows have wooden sills and plain surrounds. Those sashes that remain at the main level are 6-over-6 light, double-sash. Basement windows on the north side are half-sized 3-over-3 light. Those on the south are regular height, but narrow, and all sashes are missing. There is a basement door in the center bay. The entrance to the main level is now in the eastern gable end. It has plain trim and a 3-light rectangular transom. Marks on the brick show that a single-flight stair once rose from the south to a small entrance porch. When the house was first built, this site was the SW corner of the section of Fourth Street and a planned western extension of Garrett Street to the Delevan Hotel. The original entrance was on the north side of the house, in the eastern bay. The interior apparently followed the side hall plan with a two-flight stair with winders in the NE corner. Later, after the railroad was built on the Garrett Street right-of-way, a new entrance was cut on the east end facing Fourth Street. The original entrance was replaced with a window, and the entrance porch was removed. Apparently the interior partition was moved to divide the main level into two rooms of equal size, with no hall, necessitating the removal of the central window on the northern side. The basement is unpartitioned. A small wooden detached kitchen once stood north of this building.

HISTORICAL DESCRIPTION

In 1843 Allan W. Hawkins purchased a 3½-acre tract for \$677 (ACDB 42-275). Tax records show that he built the first house there the same year, or possibly in 1842 before receiving a deed to the land. In 1845 he sold a ½-acre lot with a brick building to Louisa Goens for \$500 (ACDB 42-217). Septimia Barnett bought the house in 1851, after Mrs. Goens's death (ACDB 49-230), and sold it in 1862 to George Moose and Peter Harmon (ACDB 60-127). Harmon bought Moose's share the same year (ACDB 60-61) and used the house as rental property. He left it to his granddaughter Lillian Funkhauser Dabney (ACWB 29-407 and 506; 1885) who built two other houses on the lot, all three connected by hyphens. It was sold by her estate in 1956 to George S. Gordon (City DB 191-438). The present owners purchased it from his wife Georgiana Coxe Gordon in 1966 (DB 291-446, 295-191). The house probably has always been used as rental property. It has now been unoccupied for several years and is in extremely poor condition.

SIGNIFICANCE

This house is one of the few surviving examples of the more modest vernacular dwellings, with some Federal details, in which the majority of the population lived in the first half of the 19th century.

Demolished

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Identification

STREET ADDRESS: 205 Fifth Street, SW
 MAP & PARCEL: 26-69
 CENSUS TRACT AND BLOCK:
 PRESENT ZONING: M-1
 ORIGINAL OWNER: Chiles M. Brand
 ORIGINAL USE: Rental Property? (Residence)
 PRESENT USE: Residence
 PRESENT OWNER: Philippa Page Canty
 ADDRESS: 1149 First Street, North
 Birmingham, ALA 35204

HISTORIC NAME: Brand-Edwards House
 DATE / PERIOD: c. 1855-56, 1922
 STYLE: Vernacular
 HEIGHT (to cornice) OR STORIES: 2 storeys
 DIMENSIONS AND LAND AREA: '67' x 206' (13,802 sq. ft.)
 CONDITION: Good
 SURVEYOR: Bibb
 DATE OF SURVEY: Spring 1984
 SOURCES: City/County Records Mrs. Kenneth F. Page
 1877 Gray Map
 Sanborn Map Co. - 1896, 1907, 1920, 1929

ARCHITECTURAL DESCRIPTION

This is a 2-storey, 3-bay, single-pile Virginia I-house with a 2-storey rear addition that doubles its size. It is set on a high foundation of brick laid in 5-course American-with-Flemish bond. Wall construction is of brick laid in 7-course American-with-Flemish bond in the original section and 7-course American bond in the rear addition. The front plane of the medium-pitched gable roof continues into a hip roof over the slightly narrower rear addition, leaving the end gables of the original section intact. There is an additional central gable on the facade. The roof is covered with standing-seam metal and has projecting eaves and verges, Philadelphia gutters, boxed cornice, and plain frieze. The two interior end chimneys in the main block have caps and stringcourses. The southern one has been faced with concrete. There is a small interior chimney in the addition. Windows throughout the house are double-sash, single-light, with architrave trim painted yellow. Those at the second level are somewhat shorter. A one-storey Colonial Revival veranda covers the facade. It has a low-pitched hip roof covered with standing-seam metal with projecting eaves and boxed cornice, a plain frieze, Tuscan columns, and a simple balustrade. The central entrance door has one light over two panels and a one-light rectangular transom. The 2-storey addition covers most of the rear elevation. It has a basement with half-sized 2-light hinged-sash windows. There is a small shed-roofed back porch on the southwest side.

HISTORICAL DESCRIPTION

In February 1857, Chiles M. Brand sold Elizabeth Norris part of a tract of land he had purchased in December 1854, stating that on Mrs. Norris's lot "is situated a new brick dwelling House" (ACDB 55-409, 56-149). Mrs. Norris left the house to her son Eugene S. Norris, who sold it in 1881 (ACDB 77-346). The house had five owners during the next 34 years and was used as rental property much of that time (ACDB 84-82, 85-351, 90-82; City DB 16-33, 28-36). Phillip T. Edwards, grandfather of the present owner, bought the house in 1915 (DB 28-37). He built the rear addition in 1922, according to tax records. The Colonial Revival veranda was probably added at the same time, replacing a one-bay entrance porch. The house has been the home of Edwards's family for nearly 70 years. It is now owned by his granddaughter and occupied by his grandson, Kenneth F. Page (City WB 6-338; City DB 349-206, 411-872).

Additional References: ACDB 53-479.

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Identification

| | |
|---|---|
| STREET ADDRESS: 217 Fifth Street, SW | HISTORIC NAME: Barksdale-Coles-Hailstalk House |
| MAP & PARCEL: 29-66 | DATE / PERIOD: c. 1854-1864, c. 1890-95?, c. 1928? |
| CENSUS TRACT AND BLOCK: | STYLE: Vernacular |
| PRESENT ZONING: R-2 | HEIGHT (to cornice) OR STORIES: 2 storeys |
| ORIGINAL OWNER: John T. Barksdale | DIMENSIONS AND LAND AREA: 64' x 206' |
| ORIGINAL USE: Rental Property? (Residence) | CONDITION: Good 32' x 100' (16,384 sq. ft.) |
| PRESENT USE: Residence | SURVEYOR: Bibb |
| PRESENT OWNER: Catherine H. Hailstalk | DATE OF SURVEY: Spring, 1984 |
| ADDRESS: c/o J. Barrett Jones | SOURCES: City/County Records |
| 421 Park Street | 1877 Gray Map |
| Charlottesville, VA 22901 | Sanborn Map Co. - 1896, 1907, 1920, 1929-57 |

ARCHITECTURAL DESCRIPTION

This house is distinguished by a small two-storey pedimented entrance porch. It is a 2-storey, 3-bay single-pile house with a 2-storey rear wing making it double pile. It is set on a low foundation and has a partial basement. The weatherboarded walls have been faced with stucco, and composition shingles have replaced the metal on the medium pitched gable roof. The roof has projecting eaves and verges, a boxed cornice, and sawn bargeboard and eaves trim. Two exterior chimneys located at the rear of the original section were made central chimneys by the rear addition. The wide double-sash windows are 2-over-2 light with architrave trim, the same height at both levels. The 2 storey entrance porch centered on the facade has a steep gable roof with cornice returns. Each level has square posts and a simple balustrade. The first level has a tile floor. The door have plain trim. The rear elevation of the house is covered by a 2-storey addition with a shed roof only slightly lower pitched than the gable roof of the main block. The eaves and verges do not project as far and they lack the sawn trim. Side windows are 2-over-2 light with plain trim. Because of the low roofline on the rear elevation, windows at the second level are half-sized casement. A one-storey shed-roofed porch across the rear elevation has been enclosed.

HISTORICAL DESCRIPTION

John T. Barksdale bought this lot in 1854 (ACDB 53-478) and built the house by 1865 according to tax records. John C. Coles contracted to buy it in 1867 and received a deed in 1870 (ACDB 65-496). His family owned it for over half a century. Increases in the tax appraisal in the 1890's may be due to the rear addition. It is shown on the 1907 Sanborn Map. The Rev. R. H. Hailstock bought the house from the Coles family in 1928 (City DB 64-194) and lived there until his death in 1983 (WB 27-182). He may have faced the walls with stucco soon after buying the house. The two cottages in the back yard were built sometime after 1920.

Additional references: City WB 3-223; City DB 57-458, 58-165.

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Identification

| | |
|--|--|
| STREET ADDRESS: 301 Fifth Street, SW | HISTORIC NAME: Shelton-Fuller House |
| MAP & PARCEL: 29-104 | DATE / PERIOD: Before 1876 |
| CENSUS TRACT AND BLOCK: | STYLE: Victorian Vernacular |
| PRESENT ZONING: R-2 | HEIGHT (to cornice) OR STORIES: 2 storeys |
| ORIGINAL OWNER: John and Rebecca Shelton | DIMENSIONS AND LAND AREA: 56' x 130' (7280 sq. ft.) |
| ORIGINAL USE: Residence | CONDITION: Good |
| PRESENT USE: Residence | SURVEYOR: Bibb |
| PRESENT OWNER: Lonnie Vest, Jr., Bertha M. Vest | DATE OF SURVEY: Spring 1984 |
| ADDRESS: 301 Fifth Street, SW | SOURCES: City/County Records Bertha Vest |
| Charlottesville, Virginia 22901 | 1877 Gray Map Ch'ville City Directories |
| | Sanborn Map Co. 1907 |

ARCHITECTURAL DESCRIPTION

This is a basic 2-storey, 3-bay, single-pile Virginia I-house set on an English basement. The front yard has now been filled in behind a brick retaining wall that curves around the front of the house from each side of the entrance porch. Walls and foundation are constructed of brick laid in 7-course (and some 9-course) American bond. The medium-pitched bellcast gable roof is covered with standing-seam metal and has projecting eaves and verges, a boxed cornice with sawn brackets on the front and side elevations, and a plain frieze. There is a low central gable on the facade. Each of the two exterior end chimneys has a small cap and one set of weatherings at the sides. The south chimney also has two weatherings on the face of the chimney, both between the first and second storey levels. Windows are double-sash, 2-over-2 light, with plain trim at the basement level and architrave trim at the two upper levels. First storey windows are somewhat taller than those at the other two levels. A one-storey, entrance porch covers the central bay of the facade. It has a bellcast truncated hip roof covered with sheet metal with a boxed cornice, paired cornice brackets, and a plain frieze. Two of the original chamfered square posts with large sawn brackets remain attached to the facade, but the other two posts have been replaced with wrought iron, as has the balustrade. There is a concrete floor. The entrance door has also been replaced, but the rectangular transom and 3-light sidelights over panels with moulded rails remain. There is a one-storey semi-octagonal bay window in the northern bay of the facade. Its roof matches that of the entrance porch, except that the cornice brackets are not paired. There are narrow 1-over-1 light windows at the sides and a 2-over-2 light window in the center plane. At the basement level, there is only a 6-over-6 light window in the center plane. A one-storey cinderblock wing with a low-pitched gable roof covers the center bay of the rear elevation, probably replacing an earlier frame wing. It has now been extended to both sides.

HISTORICAL DESCRIPTION

An 1876 deed of trust noted that John N. Fry had contracted to sell to John & Rebecca Shelton "the house and lot where they now reside on the west side of the Old Still House Road..." (ACDB 70-262). This house appears on the 1877 Gray Map. Shelton died before he finished paying for the house, and his son-in-law Charles Fuller paid the rest and received a deed in 1896 (City DB 7-286). A one-storey frame rear wing was added before 1907. After the deaths of Fuller and his wife, their heirs used the house as rental property for many years before finally selling it in 1979 to Lonnie & Bertha Vest (DB 307-217, 404-175).

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LANDMARK



SURVEY

IDENTIFICATION

Street Address: 418 Fifth Street, S.W.
Map and Parcel: 29-161
Census Track & Block: 4-340
Present Owner: Janny G. Wondree
Address: 418 Fifth Street, S.W.
Present Use: Residence
Original Owner: Allen W. Hawkins
Original Use: Residence

BASE DATA

Historic Name: Hawkins-Wondree House
Date/Period: 1832-1840, 1892
Style: Venacular
Height to Cornice:
Height in Stories: 1½
Present Zoning: R-2
Land Area (sq.ft.): 75' x 240'
Assessed Value (land + imp.):

ARCHITECTURAL DESCRIPTION

This unpretentious little brick house consists of two sections connected by a common chimney. The older section, built in the 1830's, is 1½ stories with an exterior end chimney and a steeply pitched composition gable roof with close eaves and verges. The brick is laid in Flemish bond on the facade and in 5-course American bond on the other three sides. It has the mouse-tooth cornice popular in the late Federal period. The small entrance porch with flat roof supported by four over-sized square posts is a later addition. The doors and large double-sash six-over-six windows are not original, but are the same size as the originals. They have simple architrave trim. This section contains one large room, a small side hall with enclosed corner stairway, a small room behind the hall, and two small bedrooms on the second level. The low paneling has been removed and the fireplace closed, but the wide window and door architraves are probably original. The 1892 addition at the chimney end of the house is joined to the original section only at the main level, and the two remained separate at the upper level by the width of their common chimney, so that the second-storey windows have not disturbed. The roof is the same height and pitch, but because the later section is set three steps lower and has lower ceilings, there is room for a full second storey. The brick is laid in seven-course American bond with mouse-tooth cornice matching that in the older section. The facade has only one very small four-paned casement window. The single room on the main level was apparently the kitchen: the present owner found pothooks in the fireplace before it was closed up. The enclosed corner stairway

HISTORICAL DESCRIPTION

leading to the single large bedroom above had to be replaced in the 1930's because a previous owner had taken it down and built an outside stairway. The Wondrees built a cinderblock kitchen wing behind this newer section, and built and later enclosed a porch at the end.

In 1829 and 1830 Allen W. Hawkins purchased 10½ acres from Alexander Garrett between his proposed Ridge Street and "the new road to Wm. Henning's old Still House" (5th Street, S.W.). Ridge Street was still undeveloped at that time. Hawkins built several houses on his property between 1832 and 1840. Then between 1840 and 1843 he purchased an adjoining 12½ acres and turned his attention to it. He built a number of houses, apparently as rental property, and from time to time sold off lots and houses. Hawkins died in 1856, and his heirs sold the house and four acres "upon which A.W. Hawkins resided" to Wm. B. Chisholm in 1883. He sold it in 1886, but his wife Annie E. Chisholm bought it back the next year. From tax records, it appears that they built the southern section of the house in

GRAPHICS

1892, nearly doubling its size. The Chisholms sold the house to J.B. Andrews in 1904. He apparently rented it to someone who operated a dining hall for University students there, cooking in the smaller room on the main level and serving meals in the larger room. The National Corporation acquired the property in 1933, subdivided it, and in 1935 sold the house to Louis H. and Janny G. Wondree who added two more rooms. The house is still owned and occupied by Mrs. Wondree.

Deed References: ACDB 28-287 & 289, 76-69, 84-194, 86-281, 88-40; City DB 16-32, 78-130, 87-424, 124-49.

CONDITIONS

Fair

SOURCES

City/County Records
Mrs. Louis H. Wondree (Janny G. Wondree)
Alexander, Recollections of Early Charlottesville

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Identification

STREET ADDRESS: 327 Sixth Street, SW
 MAP & PARCEL: 29-188
 CENSUS TRACT AND BLOCK: 5.01 - 110
 PRESENT ZONING: R-2
 ORIGINAL OWNER: Benjamin E. Tonsler
 ORIGINAL USE: Residence
 PRESENT USE: Residence
 PRESENT OWNER: Mabel T. Sampson
 ADDRESS: 327 Sixth Street, SW
 Charlottesville, Virginia

HISTORIC NAME: Benjamin Tonsler House
 DATE / PERIOD: 1875-79
 STYLE: No Identifiable Style
 HEIGHT (to cornice) OR STORIES: 2 Storeys
 DIMENSIONS AND LAND AREA: 65' x 93' (6045 sq. ft.)
 CONDITION: Poor
 SURVEYOR: Bibb
 DATE OF SURVEY: Fall 1980
 SOURCES: City/County Records
 Mrs. Harry E. Byers (Fannie Sampson Byers)
 Moore, Albemarle; Jefferson's County

ARCHITECTURAL DESCRIPTION

This is an interesting adaptation of elements of the Italianate and Second Empire styles to a very modest house. The asymmetrical massing and corner tower are in the style of the Italian villa, while the tower's Mansard roof is Second Empire, and the steep gable roof of the main block suggests the Gothic Revival style. Basically, it is a two-storey house with a rear wing and a tower projecting from one corner of the facade. It is set on a low foundation. The walls are stuccoed, but probably were originally covered with some kind of wooden siding. The central block is two storeys tall, three bays wide, and single pile. It has a high-pitched gable roof covered with standing-seam metal with boxed cornice and intricate scroll brackets at the peaks of the gables. Gable-roofed wall dormers, with the same brackets in the gables, are located just south of center on the front and rear elevations. A small one-storey veranda covers the center bay of the facade. It has a steep bellcast truncated hip roof covered with standing-seam metal with boxed cornice, a plain frieze, and turned posts. The balustrade has been lost. The four-paneled entrance door in the center bay has a two-light rectangular transom. Windows in the main block and rear wing are double-sash with plain surrounds, slightly shorter at the second level. They are 6-over-2 light on the facade, 6-over-9 light on the south end, and 6-over-6 light on the north end and in the rear wing. There is a pair of full-sized double-sash 4-over-4 light windows in the dormer on the facade; the rear dormer is narrower and contains only one window. There is a central chimney corbelled out over the roof and smaller chimneys in the wing and at the rear of the tower. All three are covered with stucco or concrete. The rear wing is one bay wide and located somewhat north of center. It is shorter than the central block, but it has lower ceilings so that the cornice is above the second storey windows. A one-storey back porch along the south side of the wing has been enclosed and stuccoed. The tower projects from the northeast front corner of the central block. It is a full two storeys tall, with its cornice about the height of the ridge of the main roof. Its Mansard roof is covered with metal plates. Windows are narrow paired 1-over-1 light at both levels of the tower.

HISTORICAL DESCRIPTION

Benjamin E. Tonsler was Principal of Jefferson School, the second black public school in Charlottesville, from its opening in 1895 until his death in 1917. Tonsler Park at Cherry Avenue and Fifth Street, SW, was named in his honor. Tonsler purchased this lot in 1876 (ACDB 73-293) and, according to tax records, built this house before 1880. His daughter, Mabel T. Sampson, bought the house from the other heirs in 1940 (City DB 107-382). Mrs. Sampson still owns the house and lived there until a few years ago.

SIGNIFICANCE

Benjamin E. Tonsler, who lived in this for house for 38 years, is remembered as one of Charlottesville's earliest and best known black educators. Tonsler was principal of Jefferson School from 1895 until his death in 1917. A graduate of Hampton Institute, Benjamin Tonsler was a friend of Booker T. Washington. More than 1,000 people attended a memorial service for him after his death. Tonsler Park, one block from the house, is named for him.

This house is an interesting vernacular combination of the elements of Italianate and Second Empire styles.

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Identification

STREET ADDRESS: 204 Seventh Street, SW
 MAP & PARCEL: 29-73
 CENSUS TRACT AND BLOCK:
 PRESENT ZONING: M-1
 ORIGINAL OWNER: James H. Hawkins
 ORIGINAL USE: Rental Property (Residential)
 PRESENT USE: Residence
 PRESENT OWNER: Alice Walker
 ADDRESS: 204 Seventh Street, SW
 Charlottesville, VA 22901

HISTORIC NAME: Hawkins-Lee House
 DATE / PERIOD:
 STYLE: Vernacular
 HEIGHT (to cornice) OR STORIES: 2 storeys
 DIMENSIONS AND LAND AREA: 34' x 120' (4080 sq. ft.)
 CONDITION: Fair
 SURVEYOR: Bibb
 DATE OF SURVEY: Spring 1984
 SOURCES: City/County Records City Directories
 1877 Gray Map
 Sanborn Map Co. - 1896, 1907, 1920

ARCHITECTURAL DESCRIPTION

This worker's cottage and the one next door, the survivors of a group of three, are early examples of a form very common in the city at the turn of the century. Nearly all others, however, were of frame construction. This cottage is two storeys tall, single pile, and two bays wide at the first level and one at the second. A 2-storey rear addition makes the house double pile. It is set on a high foundation of brick laid in 7-course American bond. Wall construction is of brick laid in 7-course American-with-Flemish bond on the facade and in 7 & 9-course American bond on the side elevations and in the addition. The main block has a low-pitched gable roof covered with standing seam metal, with projecting eaves and verges and a boxed cornice. The roof of the rear addition is nearly flat. There is a capped chimney interior to the rear wall of the main block. Windows throughout the house are double-sash, 6-over-6 light, with plain trim. Basement windows are 6-light hinged sash. There is a board-&-batten basement door on the south side of the main block. A one-storey porch covers the facade. It has a steep shed roof covered with composition roofing, supported on square piers. There is no frieze. Several types of balustrade are used; including a simplified Chinese Chippendale. The Sanborn maps indicate that the porch was extended along the south side of the main block c. 1907-1920. That section has since been removed. The entrance door in the southern bay of the facade has four lights over a panel. There is a 2-light rectangular transom. A one-storey porch with a steep shed roof on the south side of the rear addition has been enclosed and covered with imitation brick composition siding.

HISTORICAL DESCRIPTION

James B. Hawkins purchased a section of the DeLevan Hotel property in 1869 (ACDB 64-170). According to tax records, he built three brick houses there between 1876 & 1889. He sold the northern two houses to Annie E. Chisholm in 1899 (CityDB 10-123). The property was sold twice more before Edmond Lee purchased this cottage, the center one of the group of three, in 1902 (DB 12-133, 13-20, 13-295). The Lee family owned and occupied the house for many years until the children of Edmond Lee sold it in 1955 to J. L. Hartman (DB 189-416), who sold the next year to Frank B. Johnson (DB 189-450). After his death, Alice Walker bought the shares of the other heirs and obtained full ownership in 1966 (WB 9-238, DB 273-275).

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Identification

| | |
|---|--|
| STREET ADDRESS: 213 Seventh Street, SW | HISTORIC NAME: Sinclair-Martin House |
| MAP & PARCEL: 30-23 | DATE / PERIOD: 1885 |
| CENSUS TRACT AND BLOCK: | STYLE: Vernacular |
| PRESENT ZONING: M-1 | HEIGHT (to cornice) OR STORIES: 2 storeys |
| ORIGINAL OWNER: George A. Sinclair | DIMENSIONS AND LAND AREA: 35' x 90' (3150 sq. ft.) |
| ORIGINAL USE: Rental Property (Residence) | CONDITION: Fair |
| PRESENT USE: Residence | SURVEYOR: Bibb |
| PRESENT OWNER: Florence Martin Griffin | DATE OF SURVEY: Summer 1985 |
| ADDRESS: 213 Seventh Street, SW | SOURCES: City/County Records |
| Charlottesville, VA 22903 | Sanborn Map Co. - 1896, 1907, 1920, 1929 |

ARCHITECTURAL DESCRIPTION

The Sinclair-Martin house is a basic 2-storey, 2-bay single-pile worker's cottage with one-storey side and rear wings. It differs from the typical form in that it is two bays wide at both first and second storey levels. The house is set on brick piers infilled with cinderblock. The weatherboarded walls have been covered with tan imitation brick composition siding. The central block has a medium-pitched gable roof with the gable on the facade. It has projecting eaves and verges and a boxed cornice. Composition shingles have replaced the original standing-seam metal. There is a concrete-covered exterior end chimney with one set of weatherings at the rear of the central block. Windows are double-sash, 6-over-6 light, with plain trim. Four-light casement windows flank the chimney at the second level of the rear elevation. A one-storey porch covers the facade of the central block. It has a hip roof with exposed rafter ends, a plain frieze, and Eastlake posts and balustrade. A one-storey shed-roofed wing covers the south end, and a steeper gable-roofed one-storey wing with an enclosed shed-roofed back porch at its southern end covers the rear elevation. The windows in the wings are also 6-over-6 light, but have narrower surrounds.

HISTORICAL DESCRIPTION

George A. Sinclair bought an acre of land on the east side of the original Jefferson School lot in 1881 (ACDB 79-212) and, according to tax and deed records, built eight tenement houses there in 1885 (City DB 3-31), of which only this one remains. Its side and rear wings are probably not original, but were added before 1896. Roy Wheeler bought the entire tract from Sinclair's widow in 1923 (DB 44-256, 53-248) and sold it to Samuel J. Mosby in 1925 (DB 52-178). Isabella Martin bought this house in 1926 (DB 55-215), and it is still owned and occupied by her daughter Florence Martin Griffin (DB 76-78, 92-152). The Sanborn Maps indicate that the porch was enlarged in the 1920's. The roof was probably replaced in the 1930's or 1940's, and the weatherboarding was covered with composition siding in the 1950's.

demolished

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LANDMARK



SURVEY

IDENTIFICATION

Street Address: 414 7½ Street, S.W.
 Map and Parcel: 29-222
 Census Tract & Block: 5-113
 Present Owner: Willie M & John F. Anthony
 Address: 414 7½ Street, S.W.
 Present Use: Residence
 Original Owner: E.B. Updike
 Original Use: Residence

BASE DATA

Historic Name: Updike-Anthony House
 Date/Period: 1897
 Style: Victorian Vernacular
 Height to Cornice:
 Height in Stories: 2
 Present Zoning: R-2
 Land Area (sq.ft.): 120' x 165' (19,800 sq. ft.)
 Assessed Value (land + imp.):

ARCHITECTURAL DESCRIPTION

This two-storey, three-bay, single-pile brick house differs from the typical Virginia I-house in that its two chimneys with heavy corbelled caps are set on either side of the central hall. It has a low-pitched hip roof covered with standing-seam tin with projecting eaves, boxed cornice, and a plain brick frieze which is painted white. The brick is laid in six-course American bond with penciled mortar joints. Windows are double-sash, two-over-two light, with wooden sills and moulded surrounds. A one-storey veranda with simple Eastlake posts and no balustrade covers most of the facade. Its low-pitched tin hip roof hides the entrance doors' segmental arch. The double doors have a tall pane of glass surrounded by small panes of stained glass, above one panel. There is a two-paned rectangular transom. A two-flight, open-well staircase with continuous Eastlake balustrade rises from the central hall. There is a round stained glass window with a stylized flower motif -- green center and yellow petals on a lavender background -- in the center bay at the second level on the rear of the house, high above the staircase landing. There are five fireplaces with coal grates and Victorian mantels, some decorated with multicolored tiles. Windows and doors have moulded surrounds. The basement has always been used only for storage. A one-storey rear wing, two rooms long with two small projections at the side and end and a porch on the south side, covers two bays. Its low-pitched tin hip roof, brick frieze, and segmental-arched back door match those in the main section. It has one large and one small chimney.

HISTORICAL DESCRIPTION

The Updike Brick Yard was a family business founded about 1889 by Robert L. Updike who built the large Colonial Revival house at the corner of 7½ Street and Prospect Avenue. About 1910 the brick yard was moved a block west from its original site on 5th Street to the area at the end of Elm Street. A younger brother, Eston Updike, became manager about the same time. The brick yard minted its own copper scrip for exchange in the company store on Elm Street. The 1920 Sanborne Insurance Co. map shows three kilns and a huge steam-drying shed. There were also one or two brick houses on the property and at least 8 or 9 more on Elm, 7½, and Ridge Streets which were built and occupied by members of the Updike family. Most of these were variations of two basic forms: a one-storey, three-bay, double-pile cottage; and a two-storey, three-bay, single-pile house with chimneys on either side of the central hall. The Updike-Anthony house is representative of the latter. E.B. Updike, another brother, purchased Lot 55-East of Fife's addition in 1896 and built his house the next year (City DB 8-16). The rear wing and back porch may be original or may have been added about 1915. E.B. Updike lived there for the

GRAPHICS

rest of his life, and his widow sold the house to the present owner in 1957 (DB 196-370). The brick yard prospered for nearly half a century. After the Updikes sold their interest in it, it was operated for a while under the name of Monticello Brick Corporation before finally closing down in the late 1940's.

Additional References: City WB 6-303; City DB 226-118.

SIGNIFICANCE

This represents a vernacular form of the Victorian style developed by this family of brick manufacturers and brick layers.

CONDITIONS

Good

UTM: 17/720050/4211680

SOURCES

City Records
 Mr. and Mrs. John F. Anthony
 Carl L. Updike
 Waddell Updike
 Sanborne Insurance Co. map, 1920

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