

# Architectural And Historic Survey



## Identification

<b>STREET ADDRESS:</b> 901 East Jefferson Street	<b>HISTORIC NAME:</b> Jordan-Morgan-Haden House
<b>MAP &amp; PARCEL:</b> 53-261	<b>DATE / PERIOD:</b> 1806-07, c. 1884?, 1907
<b>CENSUS TRACT AND BLOCK:</b> 3-205	<b>STYLE:</b> Colonial Revival
<b>PRESENT ZONING:</b> B-1	<b>HEIGHT (to cornice) OR STORIES:</b> 2 Storeys
<b>ORIGINAL OWNER:</b> John Jordan	<b>DIMENSIONS AND LAND AREA:</b> 76' x 119.5' (9082 sq. ft.)
<b>ORIGINAL USE:</b> Residence	<b>CONDITION:</b> Fair
<b>PRESENT USE:</b> Rental Property (four apartments)	<b>SURVEYOR:</b> Bibb
<b>PRESENT OWNER:</b> Florence A. Boalo	<b>DATE OF SURVEY:</b> Summer 1978
<b>ADDRESS:</b> 17 University Circle Charlottesville, VA	<b>SOURCES:</b> City/County Records <u>Alexander, Recollections of Early Charlottesville Woods, Albemarle County in Virginia</u>

Sanborn Map. Co., 1907 and 1920  
Mrs. Howard Boalo (Florence A. Boalo)

## ARCHITECTURAL DESCRIPTION

Three major phases of construction can be traced in this house: In its original form, it was 1½ storeys with an English basement, three bays wide, single pile, facing north toward Free Bridge Road. It had a small entrance porch, two interior end chimneys, and a very steep gable roof, the silhouette of which is still clearly visible on the ends of the house. The brick was laid in Flemish bond with random glazed headers (on at least three sides), with the foundation in three-course American bond. A two-flight, open well staircase with simple balustrade still rises from the wide entrance hall. Much interior fabric remains, including several Federal mantels and six-paneled doors. The entrance door has four-light sidelights, over panels, which reach to the top of the single-light rectangular transom. The house was enlarged to a full two storeys, probably circa 1884, with a less steeply pitched gable roof covered with standing-seam metal with a central gable, boxed cornice, and some sort of two storey portico or veranda on the south facade, as the house was then oriented toward the newly opened East Jefferson Street. The windows on the north side are double sash, two-over-two light, with wooden sills and moulded surrounds. The two interior end chimneys have corbelled caps. In 1907, a two-storey, five-bay, single-pile addition, slightly wider than the original house and set on a lower foundation without a basement, was built across the south facade. It has a nearly flat metal hip roof with the old central gable continuing across it and looming behind the two-storey portico that covers the central bay of the new facade. This portico has concrete floor and steps, four large non-classical columns set on concrete-block pedestals with egg-and-dart trim, at the first level, and four Tuscan columns with Colonial Revival balustrade at the second level. A low gable roof with cornice returns serves as a pediment. The double entrance doors have one tall pane of glass above a short panel, with sidelights and rectangular transom. An open flight of four steps at the rear of the square entrance hall gives access to the older section of the house. This newest section has no stairway or chimneys, but formerly had mantels in some rooms. The windows are single-light, double-sash, with plain surrounds, lintels, and wooden sills. Those on the ends of the older section were replaced with matching ones. The brick in both later additions is laid in six-course American bond. There is a one-storey, flat-roofed wing, with six-over-six windows, at the northeast (rear) corner, probably late 1800's. A shed-roofed back porch, two bays wide, is now enclosed with imitation brick asbestos siding.

## HISTORICAL DESCRIPTION

James Alexander described this house in 1874 as a "1½-storey brick residence". He believed that it had been built by James Leitch, a merchant on Court Square, but court records indicate that it was built by John Jordan who purchased a three-acre lot from Nicholas Lewis in January, 1806 (ACDB 15-336), and sold it to Thomas Price in 1808 (ACDB 16-307). Alexander Garrett bought it from Price in 1812 (ACDB 18-332) and sold it to Leitch in 1814 (ACDB 19-157). The Leitch family lived there about fifteen years. James Leitch died in 1827, and his wife remarried two years later. Alexander recalled that Gov. Thomas W. Gilmer occupied the house in 1829-30. It was apparently used as rental property for nearly half a century. Rice W. Bailey purchased the house from the estate of Leitch's daughter Eliza Leitch Anderson in 1876 (ACDB 74-24) and sold it in 1883 to Misses A. K. and C. E. Morgan who lived there for 22 years (ACDB 83-80). M. L. Rea bought it in 1905, subdivided the lot, and sold the house to E. G. Haden in 1907 (City DB 16-118, 18-129). Haden built the large two-storey southern section with the two-storey portico the same year; the 1908 tax appraisal shows an increase of over 100% in building value. The original Leitch house had been enlarged to a full two storeys sometime between 1874 and 1907; there is structural evidence that this was done before the southern section was built. An increase in the tax appraisal in 1885, the year after the Morgans bought the house, suggests that date, but is inconclusive. The house has had several owners in this century. M.S. Chewing bought it in 1920, and his widow deeded it to J. Gordon Brown, apparently a relative, in 1947 and continued to live there (DB 36-10, 129-481). The present owner bought it in 1955 and has converted it into four apartments (DB 182-262).

Additional References: 20-383, 27-275, 31-288, 31-298; WB 10-373

# LANDMARK



# SURVEY

*Assessed 1888*

## IDENTIFICATION

Street Address: *901 E. Jefferson*  
Map and Parcel: *53-261*  
Census Track & Block:  
Present Owner: *Florence A. Foals*  
Address: *17 University Circle*  
Present Use:  
Original Owner:  
Original Use:

## BASE DATA

Historic Name: *Litch-Morgan House - Haden - Chewning*  
Date/Period: *circled* *circa 1880, c 1884?, 1907*  
Style: *Federal-Victorian Vernacular - Colonial Revival*  
Height to Cornice:  
Height in Stories:  
Present Zoning: *B-1*  
Land Area (sq.ft.): *76' x 119.5'*  
Assessed Value (land + imp.):

## ARCHITECTURAL DESCRIPTION

## HISTORICAL DESCRIPTION

## GRAPHICS

## CONDITIONS

*Poor*

## SOURCES

*City/County*  
*Alexander*  
*Woodie*  
*Barbora*  
*Mrs. Foals*  
*Jill Matthews*

Jordan

#221

901 E. Jefferson

WB 10-373

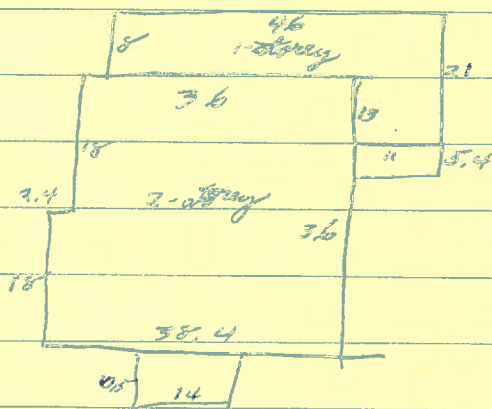
~~182-262~~ Florence A. Boalo 2/25/65

182-262 Howard & " " 3/9/55

129-481 J. Gordon Brown -

WB 7-155

4 - family residence  
 9 rooms, 3 baths, 0 basement  
 built 1833  
 acc const  
 brick, metal gable roof



Jordan 1806-1808 = 2 yrs - built orig 1 1/2  
 Leitch 1814-1827-1876 = 13-62 yrs  
~~Bailey 1876-1883 = 7 yrs~~  
 Morgan 1883-1905 = 22 years - 1 1/2 -> 2  
 Haden, etc 1907-1918 = 11 yrs - newer section  
 Chewing & Brown 1920-1944 = 24 years  
 1955

~~Anderson addition (1955) back Center Belmer house~~

Jordan - Leitch - (Morgan) - (Haden) - (Chewing)

Alexander, p. 44 (Jan 1874)

(Carter-Bilmer house)

"The 1 1/2-story brick residence next to the late Dr Carter's mansion was probably erected by James Leitch with whom Thomas Jefferson traded <sup>wool</sup> largely. The late Gov. Thomas W. Gilmer once occupied this house in 1829-30. The widow of James Leitch married David Anderson & resided at Pantops."

1942 Rawlings note: "Now 901 East Jefferson St. Before the addition of the modern front, it faced west, towards the Square. In later years, it was known as the Morgan house."

Alexander

p. 13 Thos W. Gilmer was Governor <sup>1840-44</sup> ~~1829-30~~ (maybe far, not at house, there)

p. 31 " " lived at Altamont 1836-1844 (dec)

p. 38 " " " " 516 Park St. in 1826 (Woods)

Woods pp 207-208 "In 1831 [Thos W. Gilmer] bought from W. B. Phillips the brick house & lot at west end of Jefferson St where John C. Patterson lives."

Woods p 139

Mary, widow of James Leitch & dau of <sup>Thomas W. Lewis</sup> ~~Dr. John Walker~~, m. David Anderson 1829 & lived at Pantops. Her dau E. Liza m. his son Meriwether Anderson (d 1892) 1831. Edmund Anderson, David's bro, bought 60 acres of John Smith's estate for Clifton Roads, near: E 4th St - hill above Shenandoah branch, incl E Jeff & Park St

Alexander p 44

"... large open space in front of Leitch house". On south side of open space are 4th High, 507, 505 High

Woods p 253

Mary Lewis Leitch Anderson was dau of <sup>Dr.</sup> Thos W. (dison) & Eliz, Meriwether Lewis of Locust Grove. (Could you ever have been? It was \$901 on part of Locust Grove or The Farm?)

Mrs Bealo

1803 not know who  
addition before Civil War

1st fl had to basement  
windows to floor upstairs

young college girl in <sup>in back</sup> basement can take me upstairs.

wednesday before 4 pm Gill Matthews - 5-9457

works after school

her sister managed it for her

call Thom on Fri pm

~~200 2100 (The United States)~~  
~~188-1885~~

901 E. Jefferson

City DB  
129-481 Mary E Cheering, wid → J. Gordon Brown - w/ love & affection  
1/7/1947 house & lot NE Jeff & 9th  
same as 36-10

36-10 Thos S & Julia L Watson → M. S. Cheering \$6600  
6/3/1920 house & lot NE Jeff & 9th adj. Florence M. Hall & chn  
same as 31-298 EB Haden → Jane Duke 7/1/1918  
34-383 Jennett & Walter B. Duke → Thos S Watson 12/12/1919

31-298 EB & M D Haden → Jane S Duke \$6000  
3/18/1918 house & lot NE Jeff & 9th  
same as 31-289

31-289 R L Thomas → EB Haden  
3/1/1918 house & lot NE Jeff & 9th  
same as AP Walker → Thomas

31-288 AP Walker, trustee for → R L Thomas \$4,500  
1/15/1918  
Dec'd of Trust (29-437) Eval & BB Wilkes → St. C. France, trustee  
1/24/1916 NE Jeff & 9th  
same as 27-275

27-275 EB & M D Haden → Geo Walker & W Allen Perkins, trustees  
5/17/1915 brick residence NE Jeff & 9th  
same as 20-383

20-383 EB & M D Haden → Mrs E C Wilkes \$6000  
6/24/1907 NE Jeff & 9th  
same as 18-129 & 19-497

Price W Bailey

Edmunds 1892 400  
1873  
1884 lot  
1863 "  
Spottsville Rd  
opp Delevan Hospital  
opp E M Wolfe on Ridge, 200 + bldg

19-499 1907  
lots on Jeff or 9th adj lot whereon Haden resides

18-137 1/1/1904  
EM & M Rea, Dr M L Rea, Miss CE Morgan, RAWATERM bldg  
→ E & Haden \$2,500  
lot & bldg NE corner Jeff & 9th (77 3/4' x 115')  
southern portion of 16-118

16-118 2/20/1905  
CE Morgan → M L & E M Rea \$4125  
western half of block bounded by E Jeff, 9th, Free Rediger Rd,  
& 8th  
same as ACDB 83-80

ACDB 83-80 12/21/1883  
RW & Susan A Bailey → AK & CE Morgan \$1625  
western half of tract  
bounded by Jeff St extd; 77 3/4' x 300 1/2'  
"street recently opened & known as Jefferson extension"  
"sidewalk lot" street which forms western boundary of sd lot & lane which forms  
eastern boundary;  
(83-30)  
(other half sold this day to Wm J. Tyson) (80-322)  
across it - Saml Baker & Ber M Dutzler; RW Bailey → C J Taylor

154  
Cdy WB 7-155 Lillian Bamble Brown, now James B. Brown  
wills 1946, dec 1953

80-722  
4/6/1882

Rice W & Susan A. Bailey → C. J. Taylor  
lot in eastern part of Ch'co on st leading into the Free Bridge Rd  
"being cut off of the northern end of the lot on which the  
ad. Bailey & wife reside  
(i. Rice Bailey living at 901 E Jeff in 1882)

~~54-157, 489~~ 48-157, 489      ~~54-157, 489~~ 74-24  
~~54-158, 524~~ 45-85      70-370  
~~49-167~~      61-211, 47  
60-474

49-167  
1850

"on ridge rd leading fr Ch'co to Andrew Farish's mill  
... adj Perry Nemo on NE & a lot standing in the name  
of Nelson Roberts, a free man of colour, on SW ... having  
thereon a dwelling house ..."  
via <sup>via A</sup> Hedger → Rice B Bailey

74-24  
3/7/1876

in name of Mrs Behee w/ M. ... (2/16) → Rice W Bailey \$3,370  
RTW Duke, Dec Pochins, & J R Wainfield  
"lot or parcel of land on NE portion of town of Ch'co"  
adj Thos Wood & others  
"... which lot or parcel of land, according to the plan & plat  
of the real estate of Elya Anderson, dec, made by  
James W. Dolan" 1873, contains c. 1.41 acre  
same lot sold by S V Southall, Perry Wood, & J R Taylor, common  
under decree <sup>in name</sup> of court, to Long Run Myers 1874 as:  
"a house & lot of land lying & situated in the eastern  
suburbs of the town of Ch'co, near the residence of  
Geo M. McIntyre & adjoining a lot of land belonging to  
Thos Wood ..."  
adj. Free Bridge Rd  
boundaries: corner at opp Sinclair Blacksmith Shop, of Free Br Rd e. N.E  
184<sup>3</sup>/<sub>4</sub>' to Thos Wood corner, w/ wood line e. south 434<sup>1</sup>/<sub>2</sub>' to corner, w  
~~road~~, 156' to st, w/ st eastern side Free Br Rd e. N e 347<sup>1</sup>/<sub>2</sub>'



~~25-219, 224~~  
25-207 on square

~~25-281~~  
16-373

~~21-475~~, 126 461462

9-210  
15-337 & 339

Court Square

19-410, 157, ~~158~~  
16-373

MI-269

All Circuit Court, m = Behee & wife vs Anderson & others

2/17/1877

divide Pantops estate

John R. Mac Morda vs wife & 2 wards Ellen & Richard Anderson

Pantops estate belonging to the late Eliza Anderson

WB 9-219

inventory of James Leitch's estate

his infant child Eliza M. W. Leitch, James Clarke guardian

slaves sold 1827

also inventory 6/1827

19-410

Edmund & Nancy Anderson → James Leitch #1300

8/23/1815

"one certain lot or parcel of land ... adjoining the east line of the town of Ch'v & adjoining lands of Jonathan B Carr, John Wille, John Yergin, the town line on the main rd leading fr Ch'v to Moore's ford on the Rumour River & the land of the sd Edmund Anderson"

part of land purchased fr John Jewett's estate

boundaries: east corner John Yergin's house, N 72 W 30' to corner containing by survey 1 acre in town, N 18 W 45' to st, N 53 E 35 yd || Ed. Anderson fence, S 18 W 31 P 10 1/2', N 72 W 35 yd to town line, N 18 E 11 P to lot #1, S 72 E 30' ...

(230 Court Square, in book)

18-258

John Jewett's estate → Edmund Anderson

1/5/1813

(Anderson's Addition)

... eastwardly to the line of the heirs of Thomas W. Lewis, dec, thence of the same & the line of James Leitch to the road leading fr Ch'v to Moore's Ford, thence crossing said road w/ the line of the sd T W Lewis's heirs ..."

16-375  
6/1808

Like Tarran & Kennedy Owen → James Leitch

lot in Ch'v w/ dwelling house & store bought fr John Spier in 1806

15-588

19-157 Alex. & Evdina Barrett → James Leitch £540  
11/1/1814 parcel near Ch'v on the 3-Notched Rd  
3 acres  
same as Thos Price → Barrett Apr 1812  
bounded by John Jonette's line on 3-Notched Rd, of line  
S 28°4'W 52½ p to John Nicholas's line & Jonathan B.  
Carr's line, of Nich. line S 5½ E 87 152 to corner,  
N 28°4' E 60½ p to 3-Notched Rd, of rd to start  
of appurtenances

18-332 Thos & Barbara Price → Alex. Barrett \$2,000  
4/22/1812 parcel on 3-Notched Rd near Ch'v  
same boundaries

16-307 John & Lucy Jordan → Thos Price \$2,000  
2/5/1808 parcel on 3-Notched Rd near Ch'v  
same boundaries, except Barrett instead of Nicholas  
3 ac

15-336 Nicholas & Mary Lewis → John Jordan \$150  
1/6/1806 parcel on 3-Notched Rd near Ch'v  
same boundaries  
3 acres

Year	Property	Area	Value	Notes
1815				
<del>1818-1819</del>	<del>James Leitch</del>	<del>3 ac</del>		
1820-1836	" "	Leitch 3 ac	+ 1867.50 = 2036.23	
1840-1851	James Leitch's estate	3 ac	+ 1300 = 2250	
1863	" "	" 2 1/5 ac	+ 1300 = 2123	
1872-1878	James Leitch estate	2 3/4 ac	+ 1300 = 2062	
1879-80	Rice Badley		262 + 1300 = 1562	
1881-84	"		1000 460 100 + 1000 = 1460	} sold off lots
1885-90	Morgan		400 + 1300 = 2000	
1892-93	"		600 + 1000 = 1600	
1895-98	"		800 + 1200 = 2000	
1903-05	"		1000 + 1000 = "	
1906-07	ML Red		1200 + 3300 = 4500	} bldg added
1908	"		800 + 2500 = 3300	
1908-10	EB Haden		400 + 2600 = 3000	} bldg added

fr. A. Barnett

901 E. Jefferson

1889	lot w A K & C E Morgan	part 133	south side Park St	+1000 = 2000
1890	" Miss "	" "	east " lot "	" "
1892, '93	" " "	" "	" "	+1000 = 1600
1895	" " C E "	" "	N side Jeff St	800 + 1200 = 2000
1898	" Miss Lilly R "	" "	" "	" "
1903, '05	" " C E "	" "	" 903 Jeff St	1000 + 1000 = 2000
1906, '07	" M L Rice	" "	" (2 houses)	1200 + 3300 = 4500
1908	" "	" 103	→	for C E Morgan, bldg added
" '09	EB Haden	" 903 Jeff St		800 + 2500 = 3300 <sup>78' x 115' →</sup> EB Haden
1910	now EC Wilkes	"	"	400 + 2600 = 3000 for M L Rice imp'ts added
				for EB Haden

1886, '85	town 2 A K & C E Morgan	E E x		+1300 = 2000
1884	" "	"		+1000 = 1100 for Rice W Bailey
1883	" Rice W. Bailey	"		+1800 = 1460 off lot → G Taylor?
1881	" "	"		" = 2000
1880	" "	"		+1300 = 1562
1877	" "	Eastern Extra		" " for Jas Litch est
1878	" "	"		—
1879	" Jas Litch est and			—
1878, '77	" "	northwest		+1300 = 2062.50
1872	Chudnot	"	2 3/4 ac ch'o, 1/4 ac NE	" "
1863	" "	"	2 ac 133 p " " "	" = 2123.43

1872 John A Litch est (# 77 & 78) + 3500 = 3700  
 (# 87) + 500 = 1500

1845, 40 Jan Leitch's est - 3 ac adj Ch'o, SE +1350 = 2250

1836, 38, 31, 30 " " " " " " +1867.80 = 2036.72  
28, 24, 22, 20

1826 " " - " "

1 ac off to Andrew Leitch  
+4050 = 4225  
for Leitch

1824, 22, 20 Jan " " 1 +4050 = 4225

1819, 18, 16 " " 3 ac adj SE Ch'o (some bldg tax) 1.60 4.80 3 4

" " 1 ac adj town line bldg 10.25 10.00 2 7  
(1815 for Edmund Anderson)  
(ASD 19-410, 1815) (tax) \* (bldg) (total)  
1820 618.44 1867.50 2036.72 2.55  
4225.00 4050.- 4225.- 5.06

1813, 14, 15 Jan Leitch " Lot #58

1814, 15 " " for William O'Neil 3.- 3.-  
7 ac adj Ch'o on south

1815 " " 3 ac 3 join Thos W Lewis est, Ch'o 1.60 4.80 3 5  
for A. Barrett

was this for Thos W. Lewis est? check its 1814-15 tax.

~~50 min Fri 6/2~~  
~~30 min~~

# 901 E Jefferson

portico - 2-story - 1-bay

1st - 4 strange columns on cement block pedestals topped w/ egg & dart

2nd - 4 Tuscan? columns, Col Rev? balustrade, door

plain pediment w/ cornice returns  
(like gable roof, but proportions of pediment)  
4 steps



entrance - double doors (1 long pane over 1<sup>st</sup> panel)

2-light sidelights over panels

rect transom over all - 1 long pane over doors, short one over each sidelight

4 east side  
4 west "

new facade - 2-story, 5-bay, single pile

1/1 windows w/ wooden sills, plain surrounds, concrete lintels

boxed cornice moulded? Brize (on portico too)

6-course (5-7) Am bond

hip roof?

no water table

west side, rear - 2-story, single pile, E-V gable (wood)

boxed cornice, reg cornice board

window matches door falling down (not old)

6-7 steps to door

old brick (1/2-story gable end) - Flemish w/ random glaz headers

new " - same as front

3-course Am <sup>bond</sup> below 1st floor level

window or something, <sup>new</sup> door, opening made under

no sign of other windows

new - 3-bay

2/2 windows w/ wooden sills, mounded surrounds, no lintels  
brick changes at top of 1st story windows  
same Flemish bond w/ glazed headers

1-story rear corner

6/6 windows

same bonding as front  
shed-roofed porch, no steps  
concrete block found.  
nearly flat roof

back porch end w/ imitation brick siding, tin shed roof,  
2 center supports brick, other concrete block

chimneys (old) - 2 int end corbelled caps

→  
old basement wall at (A), new inside, 3-course Am bond;  
door at (A); 1st-story wall above painted white, & 2  
can't see bonding; window matches rear, 2nd-story  
window matches facade

old gable end shows on east end too  
Flemish bond w/ random glazed headers  
window replaced (2nd story)

new front section

low hip roof

7  
high & steep central gable w/ circular-headed window  
high above its roof, ridge must intersect old section's  
gable roof  
no chimneys  
∴ portico perhaps still later addition

New brick in old & new sections does not seem to match  
in color, but does in bonding; new section more color of old brick

new entrance hall

square

4-paned double doors to rt + single to left, matted  
trim w/ corner blocks, & transoms

4 steps up, w/ Eastlake spindles & balustrade, at center  
near to full width landing, from which door goes  
into rear hall at same level

rear hall (N-5)

N entrance door - 4-paned, 4-light sidelights  
over panels reach to top of ~~the~~ 1-light rect transom  
open stairs rises fr N-75  
rather wide hall

old basement - w fireplace (closed) E??

2- 6/3 windows, 1 end E, none S?

ⓑ low ceilings, stairs

# rooms either side front

left - stair to back

10' ceilings, 0 fireplaces, had fake mantels

6-paned mt, 4-paned up, w/ arch

nearly togler (2 windows, 2 landings - cheap)

simple balustrade

c 1, 100

1-story end c 20 yr ago



attic

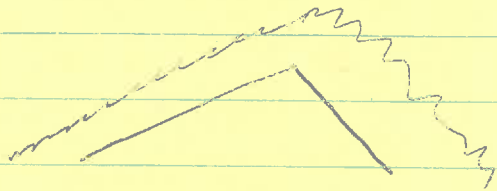
△ old ~~roof~~ <sup>or something</sup> ~~problem~~ ~~or~~ ~~problem~~  
ridge board

round-headed ~~element~~ 1-l

steep 1-fl, etc

door out porch

old part much higher ceiling



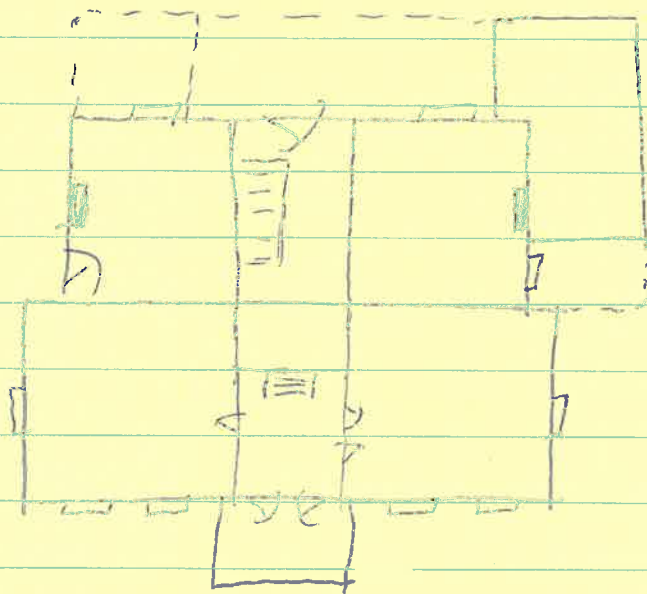
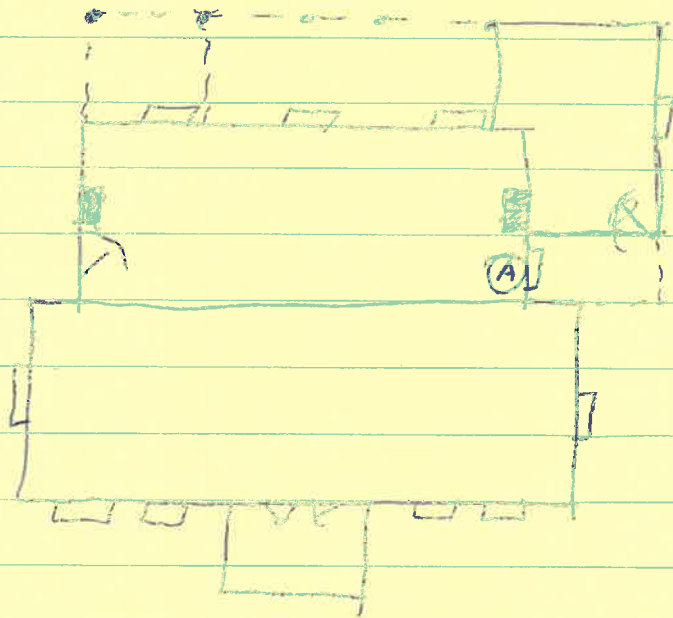
~~6.8~~  
6.8  
x 3  
-----  
204

901 E. Jefferson

1851 James Litch's est 3m adjlt or  $\frac{1}{4}$  m SE +1300 = 2250  
(also 893m on Rivanna 2m SE, 727m on Mecklen 20m NW)

1855 " " " 2m Bp +1300 = 2125

No change after 1850



903 E. 2nd St.  
1907-1920

