

STREET ADDRESS: 1298 Kenwood Lane
 MAP & PARCEL: 43B-21
 CENSUS TRACT AND BLOCK:
 PRESENT ZONING: R-1
 ORIGINAL OWNER:
 ORIGINAL USE: Residence or Tenant House
 PRESENT USE: Residence
 PRESENT OWNER: Agnes A. Kucinic
 ADDRESS: 1298 Kenwood Lane
 Charlottesville, Virginia 22901

HISTORIC NAME:
 DATE/PERIOD: 1885?, 1964
 STYLE: Vernacular
 HEIGHT(to cornice)OR STORIES: 2 Storeys
 DIMENSIONS AND LAND AREA: 98.5' x 150' (14,775 sq. ft.)
 CONDITION: Good
 SURVEYOR: Bibb
 DATE OF SURVEY: Summer 1986
 SOURCES: City/County Records Mrs. Robert O. Burton
 Agnes A. Kucinic
 U. S. Geological Survey Maps

ARCHITECTURAL DESCRIPTION

The central block of this house is a simple farmhouse, two-over-two rooms with no hall. It has been extensively altered over the years. The 2-storey, 2-bay, single-pile central block is set on a low brick foundation with an unfloored cellar. The walls are weatherboarded. The medium-pitched gable roof is covered with composition shingles and has projecting eaves and verges and a wide cornice board. There are louvered air vents in the gable ends. The small central chimney has a new capped stack. Windows are double-sash, 6-over-6 light, with plain narrow trim. They are the same height at both levels, and those on the facade now have louvered shutters. Seams in the weatherboarding show that there was once doors in place of both the front and back windows in the northern room. There are also indications that the entrance in the southern bay of the facade is not original. Its plain surround are wider than the window surrounds and are not mitered. Also there are signs of an old cellar entrance directly below it. The 6-paneled entrance door has one-light sidelights over panels. The two first storey rooms in this section are of equal size. The southern rooms in this section are of equal size. The southern room is now used as an entrance hall, and a 2-flight stair rises along its south wall. Interior woodwork is Victorian. A full-height "Mount Vernon" veranda now covers the facade. It has a perfectly flat roof with a boxed cornice and plain frieze, four square piers, and a concrete floor just above ground level. No evidence of the original porch remains. The earliest addition covers the southern half of the rear elevation. It is two storeys tall and matches the central block in most details. Windows, however, are 2-over-2 light and have wider surrounds. The gable has no air vents. An interior end chimney with a new capped stack serves the only old fireplace in the house. A small one-storey screened porch covers the northern half of the rear elevation. It has a nearly flat shed roof with exposed rafter ends. With the door into the main block now replaced with a window, access to the porch is from the rear wing.

HISTORICAL DESCRIPTION

Philip C. Hibbish and Mrs. D. E. Given purchased a 63-acres tract from the estate of John Cochran in 1884 (ACDB 84-124). Tax records show that they erected a small building there the next year. They sold it in 1885 to Alice D. and J. F. Kline (ACDB 107-153), who sold two years later to E. E. Watson (ACDB 110-270). Rufus Mosteller purchased the house and 49 acres from Cook in 1908 (ACDB 117-229) and sold it in 1915 to C. W. Allen (ACDB 158-493), who sold to Tina V. Galloway in 1919, soon after the Southern Railroad track was relocated immediately behind the house (ACDB 169-429). Shortly before her death in 1948, Mrs. Galloway deeded a half-interest in her remaining 33 acres to her granddaughter Evelyn L. Carter (ACDB 281-312). The tract was divided in half, and Evelyn L. Carter sold her portion to Ira S. & Viola A. Crawford who lived in the house at 1703 Galloway Drive (ACDB 298-34). Victor A. Lester bought the property in 1956 (ACDB 322-50) and subdivided it (Plat ACDB 332-378). James J. & Margaret G. Lane bought the house with a 98-foot lot in 1960 (ACDB 359-316). The 2-storey rear wing and the northern wing had been added before that time, and the Lanes added the southern wing. Robert O. & Victoria H. Burton and William H. and Clara R. Woodzell bought the house in 1964 and completely renovated it (City DB 256-574). The front porch may have been rebuilt at that time. Harry C. & Rosa M. Hahn bought the house in 1964 (DB 266-513). After their deaths, Kenneth H. & Mary R. McClure bought it in 1971 (City WB 11-267, 15-125; DB 329-588). Robert E. and Gail A. Knauff owned the house from 1974 (356-157, 358-591) until they sold it to Agnes A. Kucinic in 1986 (DB 480-197). The Knauff's built the rear shed addition. The house now faces west, but it seems possible that it might have originally faced east, toward Rio Road, before the new railroad tracks were built just behind the house c. 1915-19. An old road which followed the route of Melbourne Road up from Rio Road has always provided access to the property, however.

