

Architectural And Historic Survey

Identification

STREET ADDRESS: 205 Fourteenth Street, NW	HISTORIC NAME: Peyton House - Hillcrest Apartments
MAP & PARCEL: 9-71	DATE / PERIOD: 1894, 1906, 1958, 1963
CENSUS TRACT AND BLOCK: 2-312	STYLE: Second Empire
PRESENT ZONING: B-1	HEIGHT (to cornice) OR STORIES: 2 1/2 storeys
ORIGINAL OWNER: A. N. Peyton	DIMENSIONS AND LAND AREA: 77' x 163' (12,558.7 sq. ft.)
ORIGINAL USE: Residence	CONDITION: Good
PRESENT USE: Rental Property (7 apartments)	SURVEYOR: Bibb
PRESENT OWNER: Caroline Taliaferro and Richard B. Hess	DATE OF SURVEY: Spring 1980
ADDRESS: c/o Richard B. Hess 1610 Jamestown Drive Charlottesville, VA	SOURCES: City Records Caroline Taliaferro Joe H. McMurray Sanborn Map Co. - 1907, 1920, 1929

ARCHITECTURAL DESCRIPTION

This 2½ storey house was altered almost beyond recognition when its veranda was removed and its weatherboarded walls were covered with asbestos shingles, but it still has the Mansard roof and central entrance tower which characterize the Second Empire style. As originally built, the house was three bays wide and single pile with a 2 1/2 - storey central rear wing. A 1-storey veranda covered the facade. Twelve years later a large 3-storey rear addition was built extending the original wing south beyond the main block and wrapping around its SW corner. The veranda was extended around the SE corner to meet the addition. Over the next few years, another complex of back porches and additions was built beyond the others. In the 1920's the Mansard-roofed main block was extended to the south as far as the addition. It was left open at the first storey level, but that was later enclosed also. The house is set on a low foundation. The central block is 2 1/2 storeys tall and now four bays wide. Its gabled Mansard roof is covered with standing-seam metal, painted green, and has a boxed cornice with returns. There is an interior chimney on each side of the central hall. The square, three-storey, Mansard-roofed entrance tower projects from what was originally the center bay of the facade. A cornice between the second and third levels suggests that upper walls may originally have been of a contrasting material, such as wooden shingles. The paired entrance doors have one light over a short panel, all with Eastlake rails. Paired 15-light French doors at the second level give access to the flat roof of the entrance porch. There is a pair of narrow windows at the third level. The veranda that originally covered the facade has been replaced by a 1-bay entrance porch at the base of the tower. Pairs of chamfered square posts with sawn brackets support a flat metal roof with simple roof balustrade. An awkward stair rises across the facade, covering a window. The concrete floor of the entire veranda remains. Windows throughout most of the house are double-sash, 1-over-1 light, with plain trim. Those at the first and second levels are the same height; the dormers at the third level are somewhat shorter. The original rear wing is 2 1/2 storeys tall with a steep bellcast gable roof and an interior end chimney. Ceilings are shorter than in the central block. The large addition south of this is three storeys tall and has a nearly flat roof. There is a bowed bay window at the south end at the second and third levels. Interior trim is symmetrically moulded with corner blocks. The entrance hall has a moulded plaster cornice and decorated frieze. An arch supported by decorated Corinthian pilasters separates it from the stair hall behind it. A 2-flight open-well stair, now partially enclosed, continues to the third level. It has square newels and Eastlake balusters.

HISTORICAL DESCRIPTION

A. N. Peyton bought Lot 18 in McKennie's Addition in 1894 (City DB 5-186). He had contracted two years before to buy Lot 17, but did not receive the deed to that until 1899 (DB 9-290). Tax records show that this house was built in 1894 and that substantial additions were made in 1906. Miss Dora B. Landes bought the house in 1918 (DB 31-438) and sold it to Ernest R. and Emma R. Duff in 1926 (DB 55-63). They divided it into 3 apartments immediately and into six apartments in the early 1930's. When they sold it to Goldie M. Allen and Sue Allen Ball in 1949, the deed referred to it as the Hillcrest Apartments (DB 142-242). The house was covered with asbestos shingles in 1958 and an outside stair on the facade was built in 1963, probably soon after the veranda was removed. Joe H. McMurray bought it from the heirs of Miss Allen and Mrs. Ball in 1969 (DB 309-209) and sold it to the present owners in 1979 (DB 407-126). The house was slightly damaged by fire in 1976. Additional References: City DB 160-427; City WB 10-313, 12-149, 13-81.

SIGNIFICANCE

This is one of only three examples of the Second Empire style in Charlottesville.



VIRGINIA HISTORIC LANDMARKS COMMISSION

File no. 104-71
Negative no(s). 5078-4

SURVEY FORM

Historic name County/Town/City Charlottesville Street address or route number 205 14th St. NW USGS Quad Charlottesville East Original owner Original use residential Present owner Present owner address Present use residential - rental Acreage	Common name Date or period ca. 1900 Architect/builder/craftsmen Source of name Source of date Professional estimate Stories Foundation and wall const'n Roof type
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State condition of structure and environs **peer**

State potential threats to structure
 Note any archaeological interest **continued use as a rental property and neglect by landlord**

Should be investigated for possible register potential? yes no **individually? no**

Architectural description (Note significant features of plan, structural system and interior and exterior decoration, taking care to point out aspects not visible or clear from photographs. Explain nature and period of all alterations and additions. List any outbuildings and their approximate ages, cemeteries, etc.)

205: asbestos shingle siding; 3 story; mansard roof, standing-seam metal; 3 shed dormers; 4 bays; 1 story, 1 bay perch in 3rd bay from south with sawn corner brackets and balustrade above; pseudo- 2nd Empire; ca. 1900; 3 story tower with mansard roof in the 3rd bay from south; stairway across 2nd bay from south leads to porch roof; entrances in 1st and 3rd bay from south; main entry has single light, carved double doors; also double door to porch roof; 1/1 double hung sash windows; 2 internal chimneys; exterior stair and siding are alterations; numerous additions to rear.

Interior inspected? **no**

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



LANDMARK



SURVEY

IDENTIFICATION

Street Address: *205 14th St NW*
Map and Parcel:
Census Tract & Block:
Present Owner: *Caroline Taliaferro & Richard J. Hess*
Address: *1610 Jamestown Dr*
Present Use: *Rental Property (7 apartments)*
Original Owner: *A. N. Peyton*
Original Use: *Residence*

BASE DATA

Historic Name: *Peyton House (Hillorest Apartments)*
Date/Period: *1894, 1906, 1958, 1963*
Style: *Second Empire*
Height to Cornice:
Height in Stories: *3*
Present Zoning: *B*
Land Area (sq. ft.): *77 x 163 (12,551)*
Assessed Value (land + imp.):

ARCHITECTURAL DESCRIPTION

HISTORICAL DESCRIPTION

GRAPHICS

CONDITIONS

Fair

SOURCES

*City Records
Caroline Taliaferro
Joe H. Mc Murry*

205 14th St

(See 200 15th St)

Hillcrest Apts - 7 units - 18 rooms, 7 baths, basement
CB found, asbestos walls, metal gable roof
and concrete (wood siding on old form)
old

- 1976 - repair fire damage
- 1963 - outside stairs, enclose inside stairs
- > 1960 - rebuild spiting porch on brick bldg
- 1958 - asbestos siding

1953 City Dir - 7 apts

Ed Stevens school

*

3-2660 pictures

once owned by ER Duff (dec)
knows nothing

205 14th St

1947-48, ^{38, '36} The Hillcrest - 6 apt
1931, ^{'29, '27} " - 3 " , 1 each floor (no name earlier ")

1910-11 A. Newman Peyton (law agt Sou RR) - 205 14th NW
nl 1914-15

1910-11, ¹⁴⁻¹⁵ Phillips B. Peyton (JNB/real estate) - 800 W Main (53 Union Sta)
(ie, Rock College)

1910-11, 14-15 F. Bradley " (agt Sou RR) "

" " " " " Jr (JNB) "

" - Min Marion B. Peyton "

- , 1914-15 W. Herbert "

Wm S "

1910-11 Miss Kate Grimes - Rooming House - 205 14th St NW

1927 Mrs Doris L. Barksdale - 203 14th NW (next door?)

nl 1924

no school found 1895, 1910-11, 1914-15, 1924, 1927 -

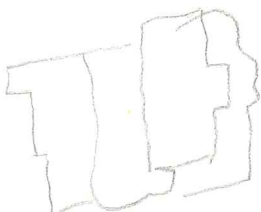
205 14th Drane DS - 1927
Moore RB - " } nl anywhere
Spencer EL - " } 1924

Dora Landes nl 1924

1895 - AN Peyton - 205 14th NW

I

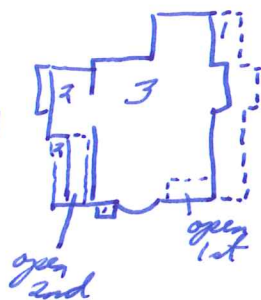
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1969

V

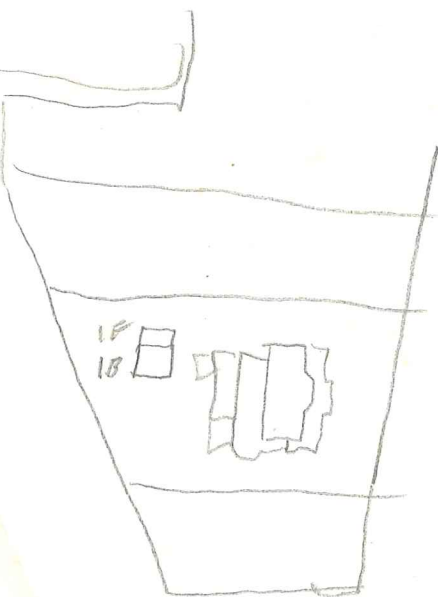
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1 1/2



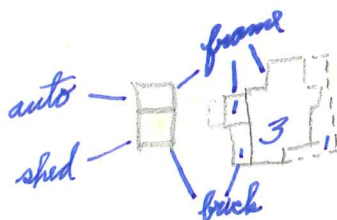
1907

Blue Cottage Lot

1920 (RBR)

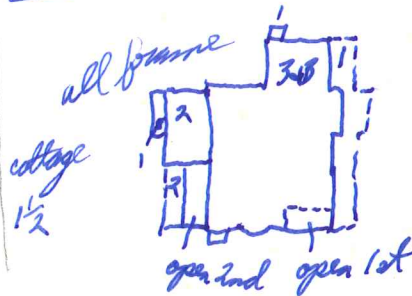


1920 (ARCHS)



frame addn cottage removed 1929-55

IV



1955

some changes NE since 1929

3 4-214
74 4-343
5-186
1-20
8 8-406, 413, 475

200 15th NW
205 14th NW

7-267 for 11 and

#25,000

142-242 Ernest R. Fenner Duff → Eddie Mullen & Sue Allen Ball
1/3/1949 Hillcrest Apts, ^{205 14th St} "brick cottage on rear of lot", & garage
lot 18 & part of lot 17 of McKemie addn plat 2-312
same as 55-63

55-63 Mrs Dora L. Barbadale ^{div} (s) → Ernest R. Duff \$10,000
10/15/1926 lot of dwelling house & other improvements at 205 14th St
part of 31-435 (Mrs Dora Landes now Mrs Barbadale)

31-435 A. N. Peyton → Miss Dora B. Landes \$5250
6/1/1918 ~~2 lots~~ # 205 14th St, lots 17 & 18 of plat of McKemie
addn 2-312
Lot 17 = 9-290, Lot 18 = 5-186

9-290 C.D. Fishburne, spec owner in name of H. McKemie Admt or
2/3/1899. E. M. McKemie etc → ~~PE~~ Peyton (by W. P. Peyton) \$800
Lot # 17, 50' on 14th St
contract 5/14/1892

5-186 ~~C.D. Fishburne~~
7/14/1894 2-355 5/16/1891 C.D. Fishburne, Comar → Miss A.J. Cummings
A.J. Cummings St John Dec 12/5/1892
3-460 6/30/1893 Maria Mary McKemie conveyed all her int
to her 2 sons Miss Annie R. McKemie & Mrs Hetty McKemie
"incl lot 18 which is sometimes known as the 'Blue Cottage' lot
now, Hugh M. & Florence Cummings, Miss Johnny Cummings,
Miss Annie R. McKemie, Hetty McKemie & Albert B. Drane
→ A. N. Peyton \$800

Tax - 200 15th NW + 205 14th

1891	ml			
1892	4th	Mrs AJ Cummings	M ^c Kinnic Prage - N side Cross st	+ 0 = 800 <i>see Fallborn</i>
1893, 94	"	"	" add #18, N side Woodland	+ 200 = 800
1895		A N Payton, Tr	southside 14th St	200 + 1800 = 2000 <i>see Fallborn</i>
1896, 98	"	"	X17418 " "	400 + " = 2200 "
1898	"	"	No 11 W side "	200 + " = 2000
1901, 03	"	"	X17418, 205 14th	900 + 1500 = 2400
1904, '10	"	"	" "	1000 + 2500 = 3500 <i>Impts made</i>
1915	2nd	"	" "	1500 + " = 4000
1899	4th	Mrs M^c Kinnic	N side Main	+ 300 = 2600
		"		+ 5200 = 5200
		"		406 grasslands
		"	+ 1800	= 2900

5013 6:20 30
11:20 12:20

205 14th

2-story, 4-bay w/ tower proj for 3rd, orig section
single pile,

steep gabled Mansard roof on orig section, ^{green} 55 ft,
~~lives & verges~~, boxed cornice w/ returns
not 55 on rear

WB covered w/ white asbestos shingles

3 ~~hip-roofed~~ dormers on facade

pr ent doors in tower, 1 l over short panel,
each framed by turned rail

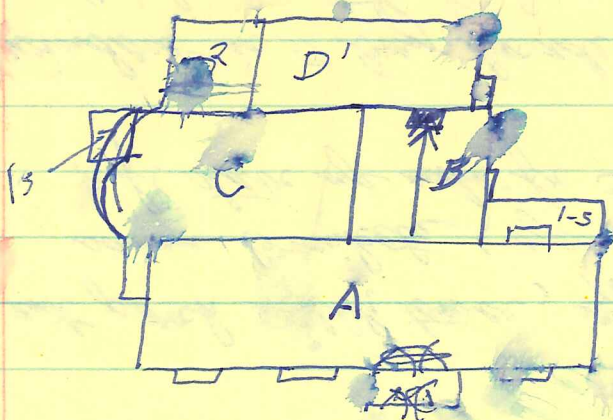
windows 1/1, plain trim, 1st & 2nd levels same ht,
3rd shorter

^{concrete over}
"brick ~~work~~"
low found front, ground-level concrete terrace
marks site orig ^{probably} porch covering most of facade &
proj of tower

tower - asbestos shingles ent on 3rd level above cornice,
Mansard roof above
pr narrow windows 3rd level, pr 15-l Fr doors 2nd
(all width ent door below)

ent porch with tower, 2 pr chamfered sq posts each side
sawn brackets; open deck ^{to floor} w/ simple bal at 2nd level
-fl stair up side for 5, crosses window

window in 5 bay facade (1st level) = door w/ window
beside; notch but centered under window above



rain same throughout house
 some 2/2 windows near

B - steep bellcast gable roof - 55m?
 2 1/2 storey, brick found
 int end chimney
 2/2

basement ent N and rig section has Eastlake posts

D - nearly flat roof, 55m high (same fr above), cont D1 & 2
 2-storey

brick found. D', C & D²

5 1/2 porch 2nd level, ash bal ^{encl boxed around in} front of door

D² 1st level, ^{- shallower} ash encl porch, CD wall - brick

D1-2 wall - wk; ash 2nd

2/2 1st, 6/6 2nd - all encl porch?
 stair up for porch D²

C - nearly flat roof

floor level at 3rd = A, at 2nd = B

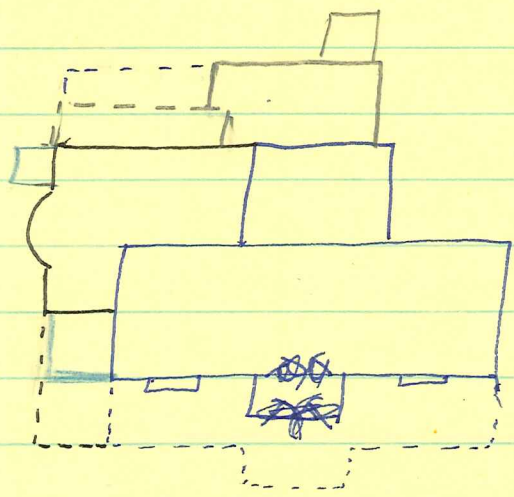
south end A; ~~tot level~~ 4 1/1 at 1st, 3 6/6 at 2nd,

2 6/6 at 3rd - ∴ was sun parlor?

That bay added after got other lot?

north end A - 0 wind except 1 3rd

C + bowed 2nd & 3rd only, 2 1/1 wind
3 1/1 below



1894

1894-1907 (prob 1906)

1894-1907 " "

1907-1920

1920-1929

1920-1929

moulded dec fringe & cornice - plaster?
sym moulded trim w/ corner blocks
throughout ~~A+B~~ house
simple arch 3rd level
ent hall only

arch supported by dec cor pilasters
ent & stair halls; these 2 make up orig section

2 - fl open well stair; simple sq newels & turned balusters
cont to 3rd; 1st flight 2nd, doors to B+L
for landing; partially encl
Eastlake

The Daily Progress

CHARLOTTESVILLE, VIRGINIA

SATURDAY, March 23, 1985



Three Apartments House

By DANIEL W. LEH
of The Progress Staff

A fire that sent flames from third-story windows Street Northwest roomi burned out of control for three hours Friday night v ried residents numbly their belongings go up in

Firefighters and resid they were able to confirm. p.m. that no one died in t

Bright orange flames the top floor of three-sto building minutes after t was reported at 7:07 p.m. quickly spread to lower bathing the street in an c and drawing crowds of s from the nearby Universi ginia Corner.

The fire at 205 14th S was brought under contr before midnight, author this morning. A large ho feet away was saved.

Officials estimated dar the blaze at \$100,000. Th of the building was dest the second floor complete The first floor sustain smoke and water damag ties said at 12:30 a.m.

The rooming house, v apartments on three fl more than a dozen reside

Two first-floor resid they were able to kno doors of the building's se ments shortly before f arrived. "They told us th everyone got out," s Pleasants, a city police c

"I saw at least a half- ple running out the f when I arrived," said Jones, the first officer t went to grab a fire ex and go after it, but it c

Progress Photo by Jim Carpenter
Firefighters Try To Contain Fire In Rooming House On 14th Street Northwest
Residents Were Forced Out Into Rain As Firefighters Tried To Keep Blaze From Spreading

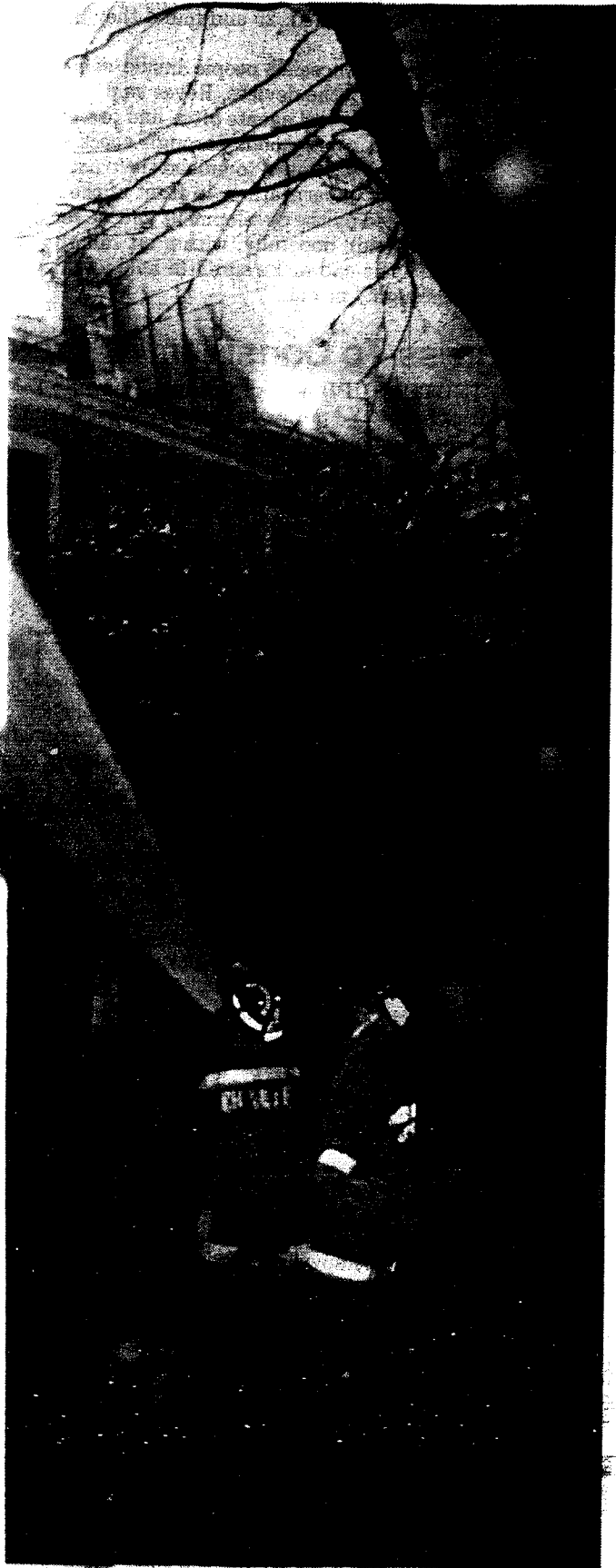
Daily Progress

Plot Denied

A Virginia woman denies she plotting to kill a suspected drug pilot who police said could link her to international drug smuggling. Details, Page C1.

VILLE, VIRGINIA . SATURDAY, March 23, 1985

PRICE: 25 CENTS



Three-Story Apartment House Burns

By DANIEL W. LEHMAN
of The Progress Staff

A fire that sent flames gushing from third-story windows of a 14th Street Northwest rooming house burned out of control for more than three hours Friday night while worried residents numbly watched their belongings go up in flames.

Firefighters and residents said they were able to confirm at 11:30 p.m. that no one died in the fire.

Bright orange flames engulfed the top floor of three-story frame building minutes after the blaze was reported at 7:07 p.m.. The fire quickly spread to lower floors, bathing the street in an eerie glow and drawing crowds of spectators from the nearby University of Virginia Corner.

The fire at 205 14th St., N.W., was brought under control shortly before midnight, authorities said this morning. A large house a few feet away was saved.

Officials estimated damage from the blaze at \$100,000. The top floor of the building was destroyed and the second floor completely gutted. The first floor sustained severe smoke and water damage, authorities said at 12:30 a.m.

The rooming house, with seven apartments on three floors, had more than a dozen residents.

Two first-floor residents said they were able to knock on the doors of the building's seven apartments shortly before firefighters arrived. "They told us they believe everyone got out," said Gary Pleasants, a city police officer.

"I saw at least a half-dozen people running out the front door when I arrived," said Sgt. C.E. Jones, the first officer to arrive. "I went to grab a fire extinguisher and go after it, but it didn't take

long to see there was no way to stop it."

Charlottesville Fire Chief Julian Taliaferro said firefighters had time to search the lower two floors, but said the top floor was burning too severely to complete the search.

Jeff Megginson and James Clatterbuck, two second-floor residents, said they were able to haul two television sets from their apartments before firefighters shooed them out of the building.

They stood helplessly across the street, shivering in a cold, steady drizzle as the remainder of their clothing and other property burned.

"There it goes," said Clatterbuck, as the second-floor ceiling collapsed into his room on the southeast corner of the building.

"It makes you sick. And to think, we just spent all that money buying groceries today," said Megginson. "When we were in there, smoke was already coming through the ceiling. We just didn't have time to get anything else."

The two residents of the rooming house said most of their fellow tenants "were out partying" when the fire started.

The blaze — the most spectacular city fire since Reid's supermarket burned on the downtown mall Thanksgiving Eve, 1982 — caught city firefighters on a busy night. Taliaferro said firefighters had responded to a dozen less serious calls, including a reported gas leak, in the hour preceding the alarm.

Soon after the fire was reported, another engine company was called to the UVa Hospital emergency

Please See FIRE, Page A12

Progress Photo by Jim Carpenter

Rooming House On 14th Street Northwest
Firefighters Tried To Keep Blaze From Spreading



★ Fire

Continued From Page A1

room when hospital officials thought there might be a fire.

David Haugh, a hospital night administrator, said smoke from the 14th Street fire several blocks to the north was so thick that hospital personnel thought their building was burning.

Although UVa property was never in danger, the rooming house fire did confront city firefighters with serious problems. Another old rooming house stood only a few feet to the south of the burning building.

Firefighters trained streams of water on the neighboring building while residents watched apprehensively. "Oh God, just get that fire out. That's our house," said one young woman, who declined to be identified.

A one-story building about 20 feet to the north also was evacuated because of the danger of spreading fire and falling embers. Residents stood outside gossiping and guzzling beer while they watched the fire.

About an hour after the blaze

was reported, flames shot high above the building as the fire burned through the roof. Knots of spectators — some carrying pool sticks from the nearby T.J.'s pub — gasped as the flames heightened.

"We were down at Sophie's when we started hearing all the commotion," said one. "I looked out the window and saw what seemed like thick fog. I thought, 'Fog, big deal.' Then, it seemed like every fire truck in the city came by. I thought this might be worth checking out."

Once the fire burned through the roof, most of its fury was directed upward, helping firefighters save neighboring buildings.

Taliaferro said firefighters would be unable to prepare a damage estimate until sometime today. "There won't be much left of the building, that's for sure," he said.

Caroline Taliaferro, a part-owner of the rooming house who is not related to the fire chief, said she has no idea how much the structure was worth.

"I have no figures," she said. "I do know it was an old Victorian

that at one time was known as the Ball Mansion. It's been an apartment house for years and years."

F.C. Taylor, a volunteer firefighter, said the property just north of the rooming house was the scene of a fire about 20 years ago that claimed the lives of seven people. "That used to be an old rooming house too," said Taylor, a city firefighter for 31 years.

As the firefighters worked, Wade Turner, a fourth-year UVa philosophy student, searched for his cat, Pepper, after determining that Nesbit, his other cat, was outside.

He said he had left the rooming house shortly before 7 p.m. to take his wife to work and returned to find the building in flames.

"Pepper's a 14-year-old cat. I'm afraid he's still in there somewhere," Turner said, then gave a shout of relief when he saw the cat leap from a downstairs window nearly an hour after the fire started.

"I don't know what he was doing in there all the time," Turner said. "I'm just glad he got out."

Meanwhile, Turner's wife had

rushed home from work with concerns of her own when she heard the couple's building was on fire.

Jill Turner gave her husband a bear hug when she located him standing in a driveway next door to the burning building. "I've never been as happy to see anyone in all my life as I am to see you," she told Turner.

