

# Architectural And Historic Survey



## Identification

**STREET ADDRESS:** 228 Fourteenth Street, N.W.  
**MAP & PARCEL:** 4-293  
**CENSUS TRACT AND BLOCK:** 2-313  
**PRESENT ZONING:** R-3  
**ORIGINAL OWNER:** Mattie F. Connell  
**ORIGINAL USE:** Residence  
**PRESENT USE:** Rental Property (3 apartments)  
**PRESENT OWNER:** Donald L. and Marina I. McGrady  
**ADDRESS:** 530 North First Street  
Charlottesville, Virginia

**HISTORIC NAME:** McConnell-Neve House  
**DATE / PERIOD:** c. 1894  
**STYLE:** Victorian  
**HEIGHT (to cornice) OR STORIES:** 2 stories  
**DIMENSIONS AND LAND AREA:** 54.8' x 147' ave. (8056 sq. ft.)  
**CONDITION:** Good  
**SURVEYOR:** Bibb  
**DATE OF SURVEY:** Spring, 1980  
**SOURCES:** City Records  
Donald L. McGrady

## ARCHITECTURAL DESCRIPTION

A high-pitched hip roof, irregular silhouette, and slender three-storey tower with steep pyramidal roof give this picturesque house a touch of the Chateausque Style. The house is two storeys tall and three bays wide with projecting pavilions on the facade and south side and an original 1½-storey south wing housing the stair hall. The projection on the facade is two bays wide, and the tower projects from it at the northwest corner of the house. The house has a high-pitched hip roof covered with standing-seam metal, painted red, with Philadelphia gutters and boxed cornice. It is pierced by two interior chimneys. There are gables with circular attic vents above both projecting pavilions. The stair hall wing extends beyond the adjacent projecting pavilion and has a very steep shed roof. The house is set on a low concrete foundation. The walls are weatherboarded except for the tower, the gables, and the stair hall wing, all of which are covered with wooden shingles. The original color scheme is not known; all wall surfaces are now painted white. Windows are double-sash, 1-over-1 light, with plain trim. They are the same height at both levels. The slender 3-storey octagonal tower has narrow windows on five sides at the first and second levels and diamond-shaped air vents at the third level. It has a very steep pyramidal metal roof with finial and cornice brackets. A small one-storey entrance porch covers the southern bay of the facade and extends slightly beyond the adjacent projecting bay. It has a medium-pitched shed roof covered with standing-seam metal and bracketed Eastlake posts without a balustrade. The entrance door has a large rectangular transom. The floor plan is irregular. The 2-flight open-well stair in the stair hall on the south side of the house, adjacent to the small entrance hall, was partially enclosed when the house was divided into apartments. The shed-roofed back porch has been partially enclosed.

## HISTORICAL DESCRIPTION

Mattie F. Connell (Mrs. L. W. Connell) bought this lot in McKennie's Addition in 1892 (City DB 3-491). Tax records indicate that the house was built c. 1894. Mrs. Connell sold it in 1903 to Isabel Rives Wolfe (DB 14-499) who sold it to F.W. Neve in 1907 (DB 18-133). He owned the house for 42 years and apparently used it as rental property. The house had ten different owners between 1949 and 1971, when Donald L. & Marina I. McGrady purchased it (DB 146-456, 151-232, 171-119, 188-403, 199-191, 220-85, 230-324, 280-213, 312-476, 328-192). It has usually been used as rental property and has now been divided into three apartments.

## SIGNIFICANCE

This is a fine example of the Victorian style. Its slender octagonal tower, steep roof, and irregular silhouette give it a touch of the Chateauseque style.



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# VIRGINIA HISTORIC LANDMARKS COMMISSION

File no. 104-71
Negative no(s). 5060 (3)

## SURVEY FORM

Historic name	Common name
County/Town/City Charlottesville, Va.	
Street address or route number 228 14 St. NW	
USGS Quad Charlottesville, East, Va	Date or period c. 1900
Original owner	Architect/builder/craftsmen
Original use	
Present owner	Source of name
Present owner address	Source of date
	Stories
Present use residence	Foundation and wall const'n
Acreage	

State condition of structure and environs	Roof type
State potential threats to structure	good
Note any archaeological interest	

Should be investigated for possible register potential?    yes \_\_\_    no X

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.)

228: clapboarding. 2 story with attic. hipped, standing seam metal roof with intersecting gable. 3 bay. 1 story 1 bay porch. ~~Victorian~~/ Queen Anne. c. 1900. north bay has 2 story turret, circular louvred vent in front gable. 1/1DHS, door with transom light. 1 interior chimney.

Interior inspected?

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



# LANDMARK



# SURVEY

*Bibb / Spring 1980*

IDENTIFICATION	BASE DATA
Street Address: <i>228 14th St NW</i> Map and Parcel: <i>4-293</i> Census Tract & Block: <i>2-313</i> Present Owner: <i>Donald L &amp; Marina I McBrady</i> Address: <i>530 N 1st St</i> Present Use: <i>Rental Property (3 apartments)</i> Original Owner: <i>Matthe F. Connell</i> Original Use: <i>Residence</i>	Historic Name: <i>Mc Connell - New House</i> Date/Period: <i>c 1894</i> Style: <i>Victorian</i> Height to Cornice: Height in Stories: <i>2</i> Present Zoning: <i>R-3</i> Land Area (sq.ft.): <i>54.8' x 144' area (8056)</i> Assessed Value (land + imp.):
ARCHITECTURAL DESCRIPTION	
HISTORICAL DESCRIPTION	
GRAPHICS	
CONDITIONS	SOURCES <i>City Records</i>



228 Fourteenth St.

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*of circular  
attic vents*

*L 26ll*

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*8 ll  
34 ll*

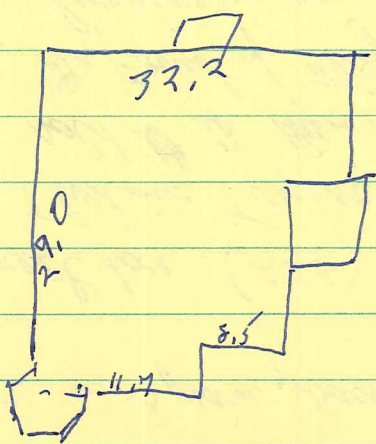


228 14th St NW

328-192	Donald L & Marina J McBrady	1941	#25,540	plat 328-194
312-476	Browning B. Largent	1969		3-312
280-213	Wm L & Thrae L Harris	1966		"
330-324	CAVAMI Associates	1962		"
220-85	Lloyd T. Smith Jr	1960		"
199-191	James W. St. Clair	1957		"
188-403	James C. McCre	1955		"
172-119	Henry C. Miller	1953		"
151-232	Melva H Durr			
	Nick Sabellandis			

3 apte, 6+ rooms, 4 baths, basement w/ 3 rooms & bath  
~~are for~~ CB found, stucco, metal gable & hips  
 are const over wood  
 1900  
 0 fireplaces

Cornell 1894 - 1903 = c. 10 yr  
 New 1907 - 1949 = 42 "





Mr  
M = Grady - in Spain, back 2 wk (7/15)

5-1021

next door (226) less noticeable, but much older  
Thelma Taylor lived there, said c 3 sections, oldest c 1850s  
sold to them c 1971

Dr Forest of Religion Dept

fireplaces only at first

Lawson farm north on 14th

Taylor's parents spoke of as > 100 yrs c 1955

(told him look for ridge board; says some tin roof)

orig large ent-stair hall

very irreg plan

balcony at top of stair

divided before they saw it

was round attic window S, now covered

fireplaces

City Dir implies 3rd apt 1970's



228 14th St

- 151-332 Nick Sakellariadis (S) → Melba H. Dunn #11,500  
6/14/1950 lot 5 & a strip of lot 4, 54.8' on 14th  
M<sup>rs</sup> Kennie's addn plat 2-312  
same as 146-456
- 146-456 PNB, adm estate of Frederick H. Newe → Nick Sakellariadis #6,325  
9/23/1949 same as 18-133  
Newe dec 1948 (WB 38-215)
- ~~18-133~~  
18-133 Mrs Isabel Rines Wolfe (wid) → F. W. Newe #3,500  
1/17/1907 dwelling house & 2 parcels of land on 14th St  
Lot 4 = 50' 8" X <sup>149'</sup> 15' 3" to alley, 30' street on north  
Lot 5 = 50' X 145-149' " "  
same as 14-399
- 14-399 Mattie F & L W Connell → Mrs. Isabel Rines Wolfe #2,200  
10/31/1903 dwelling house & 2 lots  
same as 3-491
- 3-491 C. D. Fishburne, spec comm in M<sup>rs</sup> Kennie's addn or M<sup>rs</sup> Fleming  
9/22/1892 → Mattie F. ~~Connell~~ Connell (Mrs L. W.) ~~2 x~~ 2 x #250  
Lots 4 & 5



Tax - 228 14th

1893	4th n l		
1894	was W F Connell	new addr	
1895	" Mary L "	" Naide 14th	200 + 600 = 800
1903	" " F "	2445, 228 14th	300 + 700 = 1000

228 14th 1895- L W Connell, paperhanger, 228 14th  
New n l 1924, 31, 38, 47-48



~~5-10-5, 90-20~~

228 14th

2-storey, 3-bay, <sup>double</sup> triple-pile w/ proj pav

white w 13

concrete found, low

steep hip roof red ss m, Phila gutters, boxed cornice;  
~~proj~~ gables over proj 2 w <sup>supp pav</sup> ~~ledge~~ facade,  
proj ~~ledge~~ <sup>sub roof</sup> ~~ledge~~ <sup>ledge</sup>  
gables wooden-shingled, circular attic vent <sup>each</sup> ~~facade~~  
above " " pent-roof (?) <sup>or</sup> cornice  
eaves & verges are

windows 1/1, equal ht, plain trim

3-storey slender <sup>sem</sup> ~~sem~~ tower proj for NW corner  
<sup>no</sup> windows on 5 exposed sides  
wooden shingled  
diamond attic vents at attic level  
pyramidal <sup>thin</sup> roof, finial, bracketed

run ent porch 5 bay facade proj sl beyond proj bay  
shed ss m roof, bracketed Fustlake posts, 1 bal

stairs

1-storey <sup>very steep</sup> shed-roofed, wooden-shingled addn  
w end of 5 side; proj beyond proj bay

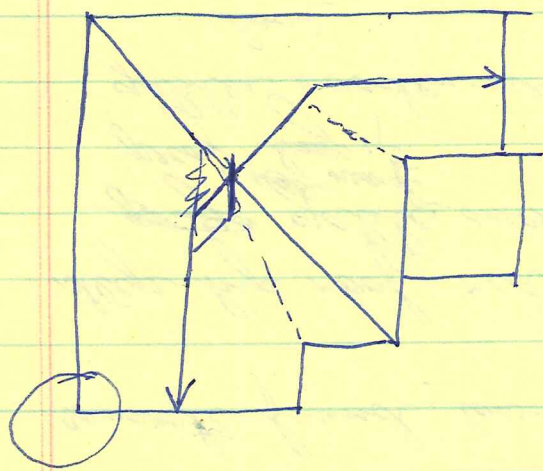
ent door 12 surrounded by screen over 2 panes,  
repeated in next bay

2 int chim G



partially enc shed-roofed back porch

2-fl open well stair, now partially enc



(conjectural)



