

Architectural And Historic Survey



Identification

STREET ADDRESS: 200 Fifteenth Street N. W.
MAP & PARCEL: 9-71
CENSUS TRACT AND BLOCK: 2-312
PRESENT ZONING: B-1
ORIGINAL OWNER: Unknown
ORIGINAL USE: Dependency
PRESENT USE: Rental Property (Residence)
PRESENT OWNER: Caroline Taliaferro & Richard B. Hess
ADDRESS: c/o Richard B. Hess
1610 Jamestown Drive
Charlottesville, Virginia

HISTORIC NAME: Cottage at Hillcrest Apartments
DATE / PERIOD: c. 2nd quarter of 19th century, moved c. 1892
STYLE: Vernacular
HEIGHT (to cornice) OR STORIES: 1½ storeys
DIMENSIONS AND LAND AREA: 77' x 163' (12,558.7 sq. ft.)
CONDITION: Good
SURVEYOR: Bibb
DATE OF SURVEY: Fall 1979
SOURCES: City/County Records Joe H. McMurry
Caroline Taliaferro
Alexander, Recollections of Early Charlottesville

Sanborn Map Co. - 1907, 1920

ARCHITECTURAL DESCRIPTION

The old section of this building consists of one room, and a small attic room above. It was probably some sort of dependency on its original site. Construction is of brick laid in 5-course American bond with some irregular sized bricks. Traces of red paint remain. It is set on a low foundation. The medium-pitched gable roof is now covered with composition shingles. It has projecting eaves and verges and exposed rafter ends. There is a small interior end chimney. At the first level, there is a pair of small 6-light casement windows (not original) on the west side. At the attic level, there is one tiny window (probably original) on the east side and a pair of 4-light casement windows (probably not original) on the north end beside the chimney. An addition at the south end makes the cottage three bays wide. Construction is of brick laid in 7-course American bond on a concrete foundation 6- and 9-light casement and 6-over-6 light double-sash windows are all used. A screened porch covers the central bay on the west side, and a small weatherboarded entrance vestibule covers the central bay on the east.

HISTORICAL DESCRIPTION

Tradition says that this cottage was moved here from Vinegar Hill. Alexander wrote that there were "several" fine brick edifices, both residential and commercial, on Vinegar Hill by 1828. This cottage was apparently some sort of dependency. Structurally, it appears that it could have been built about that time. The lot upon which the cottage now stands was the site of a two-storey frame dormitory, built c. 1850, called "the Blue Cottage." When Anna J. Cummings bought this lot, No. 18 in McKennie's Addition, in 1891, the deed stated that "on said lot stands the largest part of "the Blue Cottage" (City DB 2-358). The building must have been demolished that year because the next year's tax showed no building on the lot. The addition of a small building on the following year's tax indicates that this brick cottage was probably moved there in 1892. A. N. Peyton bought the property (then described as "the 'Blue Cottage' Lot") from Miss Cummings's heirs in 1894 (DB 5-186), and built the main house the same year. He sold it in 1918 to Miss Dora B. Landes (DB 31-483) who sold it to Ernest R. Duff in 1926 (DB 55-63). He sold it in 1949 to Goldie M. Allen and Sue Allen Ball (DB 142-242). Joe H. McMurry bought it from their heirs in 1969 (DB 309-209) and sold it to the present owners in 1979 (DB 407-126). The original use of the cottage on this site is not known, but very likely it was servants' quarters. It has been used as rental property for many years. A wooden garage was built at the north end between 1907 and 1920 and later removed. Additional References: City DB 3-460, 9-290, 160-427; WB 10-313, 12-149, 13-81.

SIGNIFICANCE

This is one of the few surviving examples of a dependency dating from the Federal period.

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VIRGINIA HISTORIC LANDMARKS COMMISSION

File no. 104-71

Negative no(s). 5078(23)

SURVEY FORM

Historic name _____ Common name _____

County/Town/City Charlottesville, Va.

Street address or route number 194 15 St.NW

USGS Quad Charlottesville, East, Va Date or period c. 1890

Original owner _____ Architect/builder/craftsmen _____

Original use _____

Present owner _____

Present owner address _____

Present use residence

Acreage _____

Source of name _____

Source of date _____

Stories _____

Foundation and wall const'n _____

Roof type _____

State condition of structure and environs good

State potential threats to structure _____

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.)

194: brick(5- to 7-course American bond). 1½ story. pitched roof with asphalt shingles. 3 bay. 1 story 1 bay enclosed porch. Vernacular. c. 1890. porch has hipped roof and wooden wainscoting. central bay entrance. 6/6DHS and small paired 6 paned windows in north bay. 1 interior end chimney. south bay early addition, porch also added (possibly changing entrance).

Interior inspected? _____

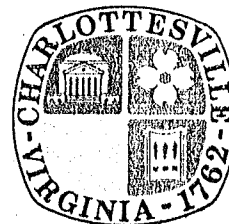
Historical significance (Chain of title; individuals, families, events, etc., associated with the property.) _____



File

CITY OF CHARLOTTESVILLE

Department of Community Development
City Hall • P.O. Box 911
Charlottesville, Virginia • 22902
Telephone 804-971-3182



March 27, 1987

Mr. David Rothwell
P. O. Box 8266
Charlottesville, Va. 22906

RE: 205 Fourteenth Street

Dear Mr. Rothwell:

Please find enclosed a copy of the approved minutes of the Board of Architectural Review for their March 10, 1987 Special Meeting at 205 Fourteenth Street to discuss the two large trees and the cottage on this property. The Board concluded that both the trees and the cottage are significant historical features of this site and should be preserved.

If you have any questions on the Board's decision, please feel free to call me or Fred Boger at 971-3182, and we will be happy to discuss them with you.

Sincerely,

Satyendra Singh Huja
Director of Planning
and
Community Development

Enclosure

cc: Richard Pace

FMB:bk

City Council Members

Satyendra Singh Huja, Director of Planning & Community Development

August 15, 1988

Board of Architectural Review Appeal - 200 15th Street NW
205 14th Street NW

Ms. Caroline Taliaferro submitted an application to the Board of Architectural Review for a Certificate of Appropriateness to demolish a one-story brick cottage at 200 15th Street and to remove two large oak trees from the 14th Street (204 14th Street) property. Section 31-140.2 "Restrictions on demolition or removal" requires the property owner to obtain a Certificate of Appropriateness from the Board of Architectural Review before a building can be demolished, and Section 31-130 "Powers and duties" requires the Board of Architectural Review to make a decision on the appropriateness of changes to the site, such as the removal of trees.

On June 28, 1988, the Board of Architectural Review discussed Mrs. Taliaferro's application. At this meeting, Ms. Eugenia Bibb, Surveyor for the Charlottesville Historic Landmarks Commission, submitted to the Board a report on the architectural and historical significance of the cottage, which had been requested by the Board at an earlier meeting. Ms. Bibb's additional research indicated that the cottage was built on its present site and not moved there from Vinegar Hill as previously thought. The cottage was some sort of dependency for the "Blue Cottage" - the student dormitory built there between 1846 and 1861. Although the building has been extensively altered, it is nevertheless one of a very few surviving examples of a mid-nineteenth century dependency in the City, and for this reason the original section of the cottage should be preserved. Based on the additional research of Ms. Bibb, and a previous visit to the site, the Board found that this historic and architecturally significant structure and site should be protected and preserved. Also it was felt that the public interest would best be served by requiring the owner to postpone the demolition of the cottage and tree removal pursuant to Section 31-140.2 "Restrictions on Demolition or Removal" of the City Code.

The City's Historic Preservation Ordinance recognizes the fact that a property owner has the right to develop his property, which could involve the demolition of an historic building. However, the State enabling legislation permits a local government to include in its historic ordinance a provision to defer the demolition of an historic building and require the owner to offer the property for sale at a price reasonably related to the property's fair market value for a specific time period which is the purpose of Section

31-140.2 in our City Code. The idea behind this section is that if the

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demolition is deferred, maybe a new owner could be found for the property who would be willing to restore the historic building instead of tearing it down.

Following the Board's decision, Ms. Taliaferro submitted to the City an offer to sell the property for \$125,000 and a request to appeal the decision to City Council. After reviewing Ms. Taliaferro's offer to sell the property, it was rejected because there was no reason to justify acquiring the property. Section 31-147 "Appeals" of the City Code allows the applicant to appeal any decision of the Board of Architectural Review to City Council if he or she disagrees with it. Therefore, Ms. Taliaferro is appealing the Board's decision to defer the demolition of the cottage and removal of the two large oak trees at 200 15th Street, NW and 205 14th Street N.W.

Based on the information presented to the Board at the June 28, 1988, meeting, we feel that the Board's decision was appropriate and should not be reversed by City Council. Also, it is important that City Council support the Board when it makes decisions unless it can be clearly shown that an error has been made.

FMB/vm

