

#532

STREET ADDRESS: 201, 203, 205, 211 Fifteenth Street, NW
MAP & PARCEL: 9-93
CENSUS TRACT AND BLOCK:
PRESENT ZONING: R-3
ORIGINAL OWNER: George Moose and John Saunders
ORIGINAL USE: Rental Property (Residential)
PRESENT USE: Rental Property (Residential)
PRESENT OWNER: Daniel J. & Louise A. Veliky
ADDRESS: Arbor Park
Earlysville, Virginia 22936
HISTORIC NAME: Saunders Cottages
DATE/PERIOD: #203, 205-207, 209 - Before 1907, 1978-80
#201, 211 - 1920's, 1978-80
STYLE: Vernacular
HEIGHT (TO CORNICE) OR STORIES: 1 storey, 2 storeys
DIMENSIONS AND LAND AREA: 295.5' x 81.3' (18,557 sq. ft.)
CONDITION: Fair
SURVEYOR: Bibb
DATE OF SURVEYOR: Summer 1986
SOURCES: City/County Records
Sanborn Map Co. - 1907, 1920, 1929-57

ARCHITECTURAL DESCRIPTION

This group of five worker's cottages, built over a period of half a century or more and extensively altered in 1978-1981, were all of similar construction. Set on low brick piers, all have weatherboarded walls and gable roofs covered with standing-seam metal.

#201 is one of the newer cottages and the only one-storey one. It is single pile and three unequal bays wide. Its gable roof is higher pitched than some of the others and is now covered with composition shingles. It has projecting eaves and verges and cornice fascia. There is a small chimney near the center of the rear. The large windows are double-sash, 6-over-6 light, with plain trim and louvered shutters. A primitive porch covers the center and northern bays of the facade. It has a low-pitched shed roof supported by plain wooden piers and a simple balustrade. The 5-paneled entrance door in the center bay is off center. An apparently original gable-roofed wing and the enclosed shed roofed porch north of it cover the northern half of the rear elevation. A later addition covers the rest.

#203 originally consisted of a small one-over-one room two-storey section with a one-storey rear wing. Many workers' cottages built in Charlottesville in the last half of the 19th century followed this basic plan, sometimes with the wing at one side instead of in the rear. This cottage has large double-sash windows, 6-over-6 light, with plain trim and louvered shutters. Following the typical form, there is one window, slightly off center, at each level of the facade, and the entrance door is at north end of the facade. A primitive porch covers the northern two-thirds of the facade. It has a low-pitched shed roof supported on 2 x 4's and a solid plywood balustrade. An interior concrete covered chimney is centered on the rear wall. A new 2-storey addition covers the rear elevation, replacing the original wing. Its first storey walls are constructed of cinderblock and second storey walls are faced with wooden siding.

#205-207 was originally a duplex version of #203, consisting of a two-storey single-pile front section with a one-storey addition covered the rear elevation. It has been extensively altered, and the weatherboarding has been replaced with new wooden siding except in the gables. The front entrance of one unit has been removed, and the small central entrance porch which served both units has been replaced with an uncovered wooden deck which extends across the whole facade. The large windows are double-sash, 6-over-6 light, with narrow architrave trim. The remaining front door has been replaced. There is a single central chimney. As with #203, a new 2-storey addition, with walls of cinderblock at the first level and faced with wooden siding at the second level, covers the rear elevation in place of the original one-storey section.

The fourth cottage, #209, has been the most extensively altered of all and may have been completely rebuilt. The Sanborn Map indicate that it matched #203.

The fifth building, #211, has also been altered extensively. Another of the newer cottages, it was L-shaped and the largest of the group. The northeast corner has now been filled in, covering the original entrance. The walls are covered with weatherboarding. The medium-pitched, L-shaped gable roof is covered with standing-seam metal and has cornice fascia. There are louvered triangular air vents in the gables. The addition filling in the northeast corner has a nearly flat shed roof. The central rear chimney has a small cap. Fenestration is irregular and several sizes and types of windows are used.

HISTORICAL DESCRIPTION

Although the deed makes no mention of it, it was probably the right-of-way for the proposed railroad that bisected William G. Garmer's lot and prompted him to sell the northwest portion to George Moose and James Saunders in 1849 (ACDB 52-243). The first mention of building comes in a deed of trust four years later (ACDB 52-243). Cynthia Hunter bought the property from Moose and Saunders in 1856 and it was sold in 1874 to William Cox, whose heirs sold it to Samuel and Adelaide P. Coner the following year (ACDB 56-6; 58-309; 69-209 & 838). L. C. Turner bought the property in 1876 and his family owned it for nearly half a century (ACDB 70-356, 114-458; City DB 28-425). By the time they sold it to Guy F. Via in 1923 (City DB 45-67), there were four small workers' cottages on the triangular lot. These were #203, 205-207, 208 and another cottage (demolished 1976) behind the others on a corner of the lot which was later declared to be a part of A. N. Peyton's Elliewood Avenue tract. Florence L. Saunders and M. Lucille Saunders bought the large portion of the lot containing three cottages in 1923 (DB 45-139) and built #201 and #211, apparently one before 1926, and the other in 1929, according to tax records and the Sanborn maps. Lucille Saunders died in 1969 (WB 12-191), and Florence Saunders sold the property to Daniel J. & Louise A. Veliky in 1977 (DB 389-348). She had owned it for 54 years. They remodeled the house extensively between 1978 and 1980.



VIRGINIA HISTORIC LANDMARKS COMMISSION

File no. 104-71
Negative no(s). 5078 (16)

SURVEY FORM

Historic name	Common name
County/Town/City <u>Charlottesville, Va.</u>	
Street address or route number <u>201 15 St. NW</u>	
USGS Quad <u>Charlottesville, East, Va</u>	Date or period <u>c. 1880</u>
Original owner	Architect/builder/craftsmen
Original use	
Present owner	Source of name
Present owner address	Source of date
	Stories
Present use <u>residence</u>	Foundation and wall const'n
Acreage	Roof type

State condition of structure and environs fair

State potential threats to structure

Note any archaeological interest

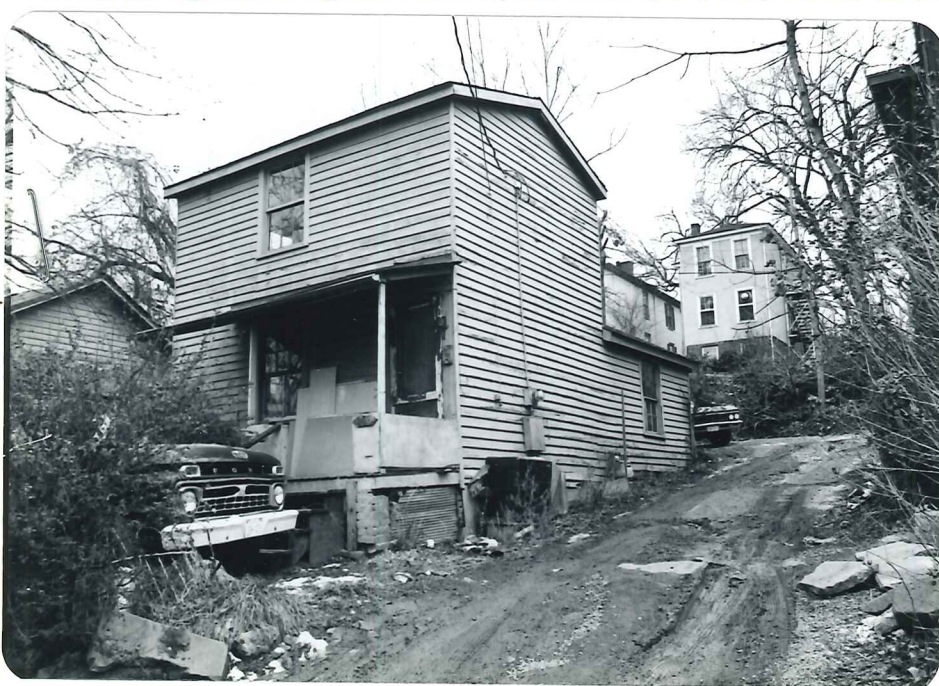
Should be investigated for possible register potential? yes ___ no x

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.)

201: clapboarding. 2 story (1 story in rear). pitched asphalt shingle roof. 2 bay. 1 story 2 bay shed roof porch. Vernacular. c. 1880. north bay entrance. 1st story: 6/2, 2nd story: 6/6DHS. 1 interior chimney.

Interior inspected?

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





VIRGINIA HISTORIC LANDMARKS COMMISSION

File no. 104-71
Negative no(s). 5078 (18)

SURVEY FORM

Historic name County/Town/City <u>Charlottesville, Va.</u> Street address or route number <u>206 15 St. NW</u>	Common name
USGS Quad <u>Charlottesville, East, Va</u> Original owner Original use Present owner Present owner address Present use <u>residence</u> Acreage	Date or period <u>c. 1880 - 1910</u> Architect/builder/craftsmen Source of name Source of date Stories Foundation and wall const'n Roof type

State condition of structure and environs poor

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.)

206: clapboarding. 2 story. low pitched, standing seam metal roof. 1 bay 1 story shed roof porch. Vernacular. c. 1880. north bay entrance. 6/6 DHS. panel door. 1 interior chimney.

Interior inspected?

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

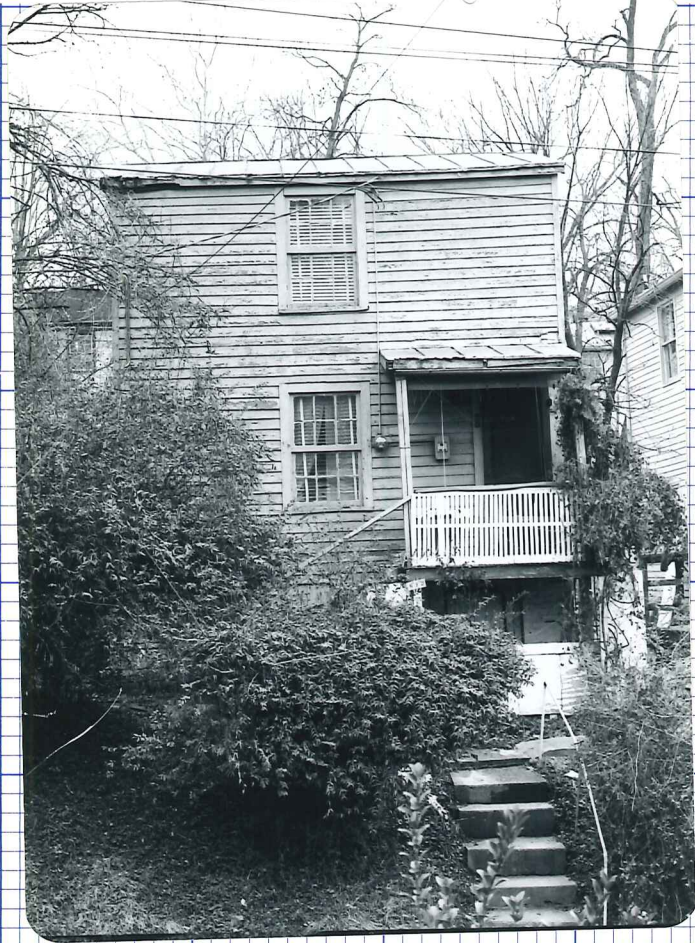
Sources and bibliography

Published sources (Books, articles, etc., with bibliographic data.)

Primary sources (Manuscript documentary or graphic materials; give location.)

Names and addresses of persons interviewed

Plan (Indicate locations of rooms, doorways, windows, alterations, etc.)



Site plan (Locate and identify outbuildings, dependencies and significant topographical features.)

A large grid area for drawing a site plan, located below the photograph and above the recorder information.

Name, address and title of recorder

Date



VIRGINIA HISTORIC LANDMARKS COMMISSION

File no. 104-71
Negative no(s). 5078 (19)

SURVEY FORM

Historic name County/Town/City <u>Charlottesville, Va.</u> Street address or route number <u>211 15 St. NW</u> USGS Quad <u>Charlottesville, East, Va</u> Original owner Original use Present owner Present owner address Present use <u>residence</u> Acreage	Common name Date or period <u>c. 1920</u> Architect/builder/craftsmen Source of name Source of date Stories Foundation and wall const'n Roof type
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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

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.)

211: clapboard with aluminum siding on addition. 2 story.
 standing seam metal, gable roof. 1 bay. no porch. Vernacular.
 c. 1920. triangular vent in roof, off-centered 1st story
 windows. double side entrance. 1st story: 6/6, 2nd story:
 horizontal 2/2. no chimney. north side addition.

Interior inspected?

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





VIRGINIA HISTORIC LANDMARKS COMMISSION

File no. 104-71
Negative no(s). 5078 (17)

SURVEY FORM

Historic name County/Town/City <u>Charlottesville, Va.</u> Street address or route number <u>205 15 St. NW</u>	Common name USGS Quad <u>Charlottesville, East, Va</u> Date or period <u>c. 1880</u> Original owner Architect/builder/craftsmen Original use Present owner Source of name Present owner address Source of date Present use <u>residence</u> Stories Acreage Foundation and wall const'n Roof type
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State condition of structure and environs <u>good</u> State potential threats to structure Note any archaeological interest Should be investigated for possible register potential? yes ___ no <u>X</u>
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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: plywood. 2 story. pitched, standing seam metal roof. 4 bay. 4 bay deck. Vernacular. c. 1880. 2nd bay from south entrance. 6/6 DHS / hollow core door. 1 central interior chimney. south end addition. drastic alterations made to facade in mid-1970's.

Interior inspected? _____

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



9-93 ✓

\$538 295.5 x 81.3 (18,557) R-3

201, 203, 205, 209, 211 15th NW

Arbor Pk
Earlswill 22936

389-348	Daniel & Louisa A. Veliky	1977	\$18,000	plat 45-140
WB 13-191	Florence Saunders	1969		
45-139	" & Lucille "	1923		"

built 1925

201 2-5, 6 rooms
 old: weatherboarded, on piers, 3 rooms (orig), 2-5, 1/2 b #1400
 #209?

203 2-5, 0 base,
 old, renovated 1978 & converted to duplex
 CB & brick found, pressed wood siding, metal gable roof
 remodeled 1980
 old: weatherboarded, 2-5, 6 rooms, piers, metal roof #2500
 #205?

2

Saunders Cottages

1849-1856	Moose & Saunders	57 yr
1876-1923	Turner	47 "
1923-1977	Saunders	54 "

205 2-5, 4 rooms

1978 - converted to duplex (or #202)

old: weatherboarded, pion, metal roof, 2-5, 3 rooms, $\frac{1}{2}$ b

1600

must be #203

209 1-5, 3 rooms

1981 - converted to duplex

old: weatherboarded, pion, 1-5, 3 rooms, $\frac{1}{2}$ b

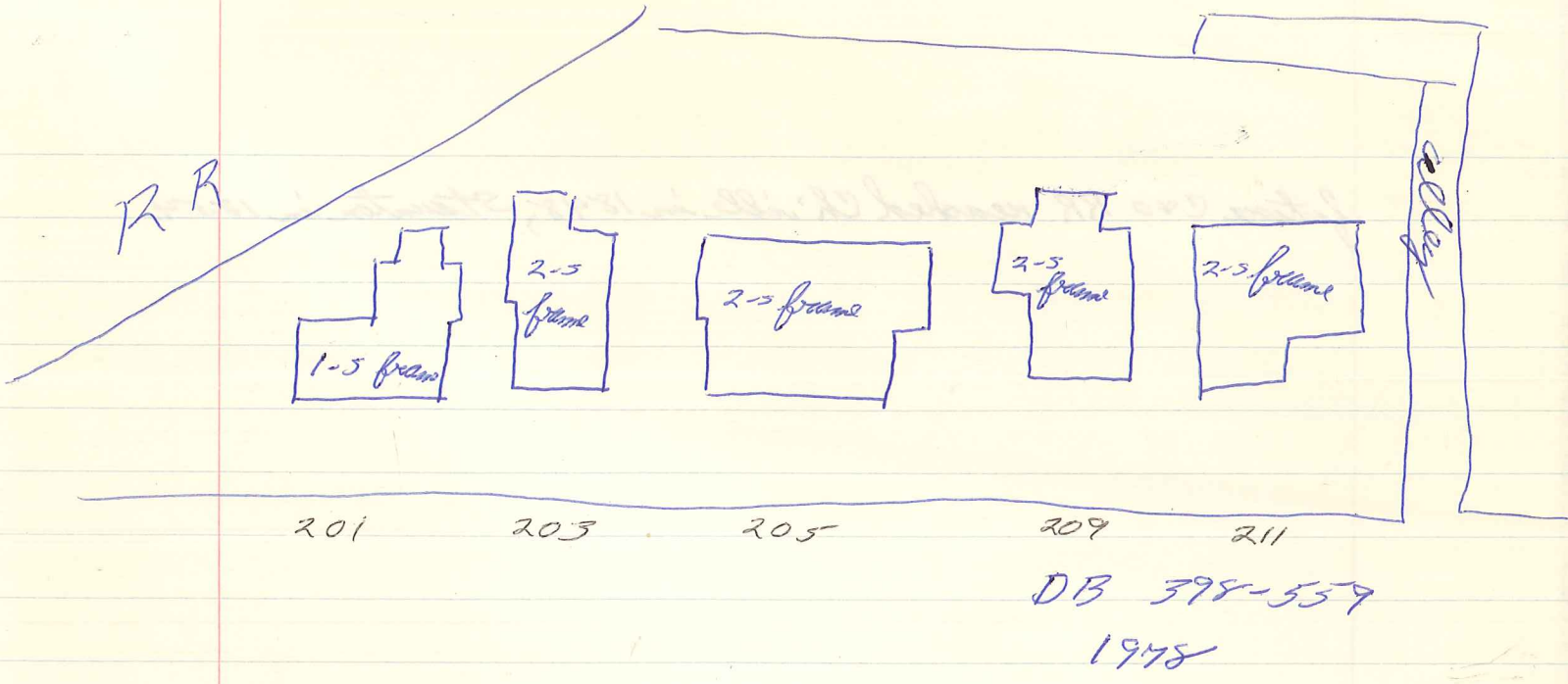
1500

201?

211 duplex

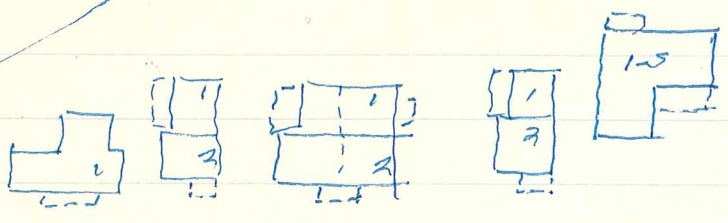
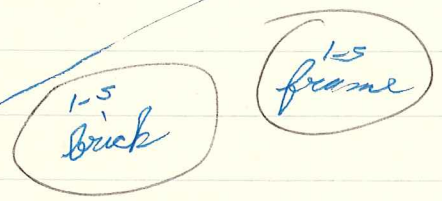
1979 - converted to duplex

old 2-5, pion, weatherboarded, metal roof, 6 rooms, $\frac{1}{2}$ b



Did students or Jeff photograph this area?

1929-57 Sanborn



↑
some changes
1929-57,
but apparently
there 1929

future C&O RR reached Ch'ville in 1848, Staunton in 1854

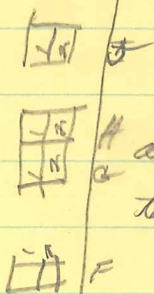
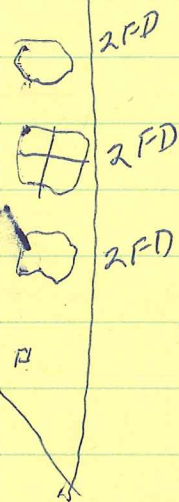


↑
near Staunton
1854-57
1858-61
1862-65

1920 Sanborn



1907 Sanborn



all frame,
a tin roof

more on
same lot
3 of RR

DE 2 ~
a 1 1/2 ~ size

AB perhaps use 2. 1907

15th St

1923, 21 #2	Carrick F Turner	107' x 130'	200 + 500 = 700	
1919, 20 #2	"	Turner Rd \triangle 167' x 130'	100 + 400 = 500	for Turner
1924, 25 4th	Florence Luella Saunders	terramente W side 15th	200 + 500 = 700	for Via for Turner
" " 26, 27 #2	A N Peyton	terramente E side 120	200 + 400 = 600	
1926, 27, 28, 29	Saunders	" W side 15th	600 + 1600 = 2200	
1928	A N Peyton	" E side 120	200 + 2400 = 2600	Bldg added
1929, 30	"	" "	" + 4400 = 4600	2 bldgs "
1930	Saunders	"	600 + 2400 = 3000	Bldg added
1931, 32	"	5 "	800 + 2600 = 3400	
" , 32	Peyton		1200 + 4400 = 5600	
1919, 20	"	1, 2700 - 6 house E side RR & terrament W side	1500 + 4000 = 5500	(this incl E Newwood)
1917-20	Turner		100 + 400 = 500	
1921-23	"		200 + 500 = 700	
1924-25	Saunders		200 + 500 = 700	
1926-29	"		600 + 1600 = 2200	
1930	"		" + 2400 = 3000	Bldg added
1931-	"		800 + 2600 = 3400	
1919-20	Peyton			
1919				
1924-27	"		600 + 1600 = 2200	
1928	"		200 + 2400 = 2600	Bldg added
1929-30	"		" + 4400 = 4600	2 " "
1931-32	"		1200 + " = 5600	

56-6 Geo. Moore, James K. Saunders, & John Collier →
11/1/1856 Cynthia Hunter \$1500
tract N & E of Va Central RR, adj Wm B. Garner & others,
w/ bldgs & imp'ts, 1 1/8 acre
1853 Moore → Saunders, deed of trust
1854 " → Collier " "

51-526 deed of trust → Saunders w/ bldgs
1853 same as for Wm B _____ 1849

52-243 Wm B & Jane Garner → Geo Moore & John Saunders \$750
2/10/1847 lot on N side of Lake near Ave
1/2 of 2 1/4-acre lot sold to Andrew R McKee by Stephen Byers ⁴²⁻⁴¹⁷
1 1/2 acre, adj alley & subject to right of way at rear to upper lot
no mention of bldgs

69-209 Overwood, under 1859 deed of trust for Cynthia Hunter (58-309)
1844 for lot w/ bldgs → Wm Cor \$460

~~deed of Wm Cor~~
69-838 ~~Wm Cor~~
1875

ACDB
181-340 M. Carrie Anderson (wid) → A. N. Peyton \$10,500
1905 5 tracts, incl

114-458 L H Turner → wife Carrie F. Turner
7/25/1899 property inherited from L. C. Turner
365' on N side c&d, Turner land on N 164',
300' on alley A
same as 70-356

70-356 S & PA Comer → L C Turner \$350
3/17/1876 lot of impts:
365' on N side c&d near U Va, 164' along L C Turner's stone fence,
300' on alley
same as 58-309, 1859, Cynthia Hunter → Chas Wood, Tr
" " 69-209 1874 }
" " 69-858 1875 } Wood → Wm Cox

69-838 heirs of Wm Cox → Samuel & Adelaide P. Comer
10/1/1875 several tracts incl
lot of impts on c&d.....
same as 58-309

58-309 Cynthia Hunter → Chas Wood, trust
12/22/1857
1/1/1856 ^{contract} Cynthia H → James W Saunders - trust
lot of bldgs & impts
conveyed to Hunter someday by Geo Moore, James W Saunders, & John Collier
defaulted & bought back at sale

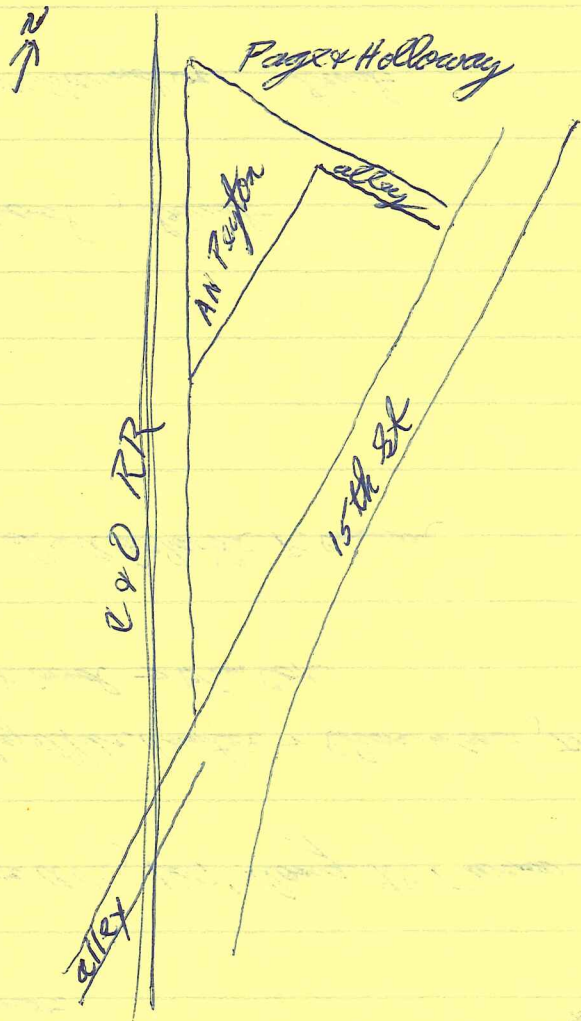
56-6

15th NW

45-139 Guy F & Mary C Via → Florence L Saunders & M. L. Liddle
9/22/1923 Saunders #4,000

lot of imppts near NW, on N side C&O, by 15th St
part of 45-67

see ACDB 131-340
for interlock
- does not have clear
title to rest of tract



45-67 Corrie F & L H Turner → Guy F Via #3200
9/11/1923 Δ tract of bldgs & imppts
same as ACDB 114-458 & City DO 28-425

28-425 L H Turner → Corrie F Turner
6/26/1916 1

1-5, 3-bay, ^{very wavy} single pile

~~med. found~~ ^{long} - brick piers

weatherboarded

med gable roof, comp shingle, proj eaves & verges,
cornice fascia

6/6 (large), pl trim, lower ead stiles

primitive porch cent & N bay - low ^{pitched} shed roof, 4x4s, simple bal
5 panel cent ent door to N

rear addns:

N 1/2

gable-roofed

old

chim is in ell &

encl ^{door} shed-roofed porch N & newer bal addn rear

S 1/2

med shed -> rear

new

1/1 side wind.

C.B rear wall

203

(N King St)
new addn (wood) covers rear

2.5, $\frac{1}{2}$ bay, single pile

low brick piers

weatherboarded

low-pitched gable roof, little overhang, rough
board cornice, 55 m

large 6/6 w/ pl trim & lowered shutters

porch N $\frac{2}{3}$ facade

low pitched shed roof, o cornice, 2x4s, plywood sd,
solid door at N end facade

- Chim? - conc-covered, int, center rear

205

2-5, ^{3 bay} 4-bay, single pile

brick ~~found~~ piers, solid across front

new wood facing, W13 gables

med 55m gable roof, ~~to~~ little overhang
cent chim (just rear of center)

b/c w/ narrow arch.

deck replaces porch, covers facade

door 2nd bay solid

2-5 addn ^{wood} OB covers rear

25, gable end to st,

new high CB found, & high brick pier

^{L-shaped}
med gable roof, cornice fascia, 55m
△ attic vent

to weatherboard

5 was seen? 1 w ank, 25m wind & 2 down 1st

rear - 3 m wind (all diff) 2nd, 1 1st

proj & WB bal SW corner, $\frac{1}{2}$ each elevation

ent rear chin, on cap

see types & sizes wind

new addn fills NE corner where ent prob was