



VIRGINIA HISTORIC LANDMARKS COMMISSION

HISTORIC DISTRICT SURVEY FORM

File No. 104-130
Negative no(s). 7221

Street address **420 15th St. NW** Owner: **James D. Stultz, Jr.**
 Town/City **Charlottesville**
 Historic name _____ Common name _____

Material wood frame (siding: weatherboard, shingle, aluminum, bricktex, _____)
 brick (bond: Flemish, stretcher, _____-course American, _____)
 stone (random rubble, random ashlar, coursed ashlar, _____)
 log (siding: weatherboard, shingle, aluminum, bricktex, _____)
 stucco cast iron
 concrete block terra cotta
 enameled steel glass and metal
 other: _____

Number of Stories	Roof Type	Roof Material
<input type="checkbox"/> 1 <input checked="" type="checkbox"/> 2½ <input type="checkbox"/> 1½ <input type="checkbox"/> 3 <input type="checkbox"/> 2 <input type="checkbox"/> _____	<input type="checkbox"/> shed <input type="checkbox"/> mansard <input checked="" type="checkbox"/> gables <input type="checkbox"/> gambrel <input type="checkbox"/> pediment <input type="checkbox"/> parapet <input type="checkbox"/> hipped <input type="checkbox"/> flat <input type="checkbox"/> other: _____	<input type="checkbox"/> slate <input type="checkbox"/> tile <input type="checkbox"/> wood shingle <input type="checkbox"/> pressed tin <input type="checkbox"/> composition <input type="checkbox"/> not visible <input checked="" type="checkbox"/> standing seam metal <input type="checkbox"/> other: _____

Dormers	Number of bays — Main facade
<input type="checkbox"/> 0 <input type="checkbox"/> 3 <input type="checkbox"/> shed <input type="checkbox"/> hipped <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 4 <input type="checkbox"/> gable <input type="checkbox"/> _____ <input type="checkbox"/> 2 <input type="checkbox"/> _____ <input type="checkbox"/> pedimented	<input type="checkbox"/> 1 <input type="checkbox"/> 4 <input type="checkbox"/> 7 <input checked="" type="checkbox"/> 2 <i>asym.</i> <input type="checkbox"/> 5 <input type="checkbox"/> 8 <input type="checkbox"/> 3 <input type="checkbox"/> 6 <input type="checkbox"/> _____

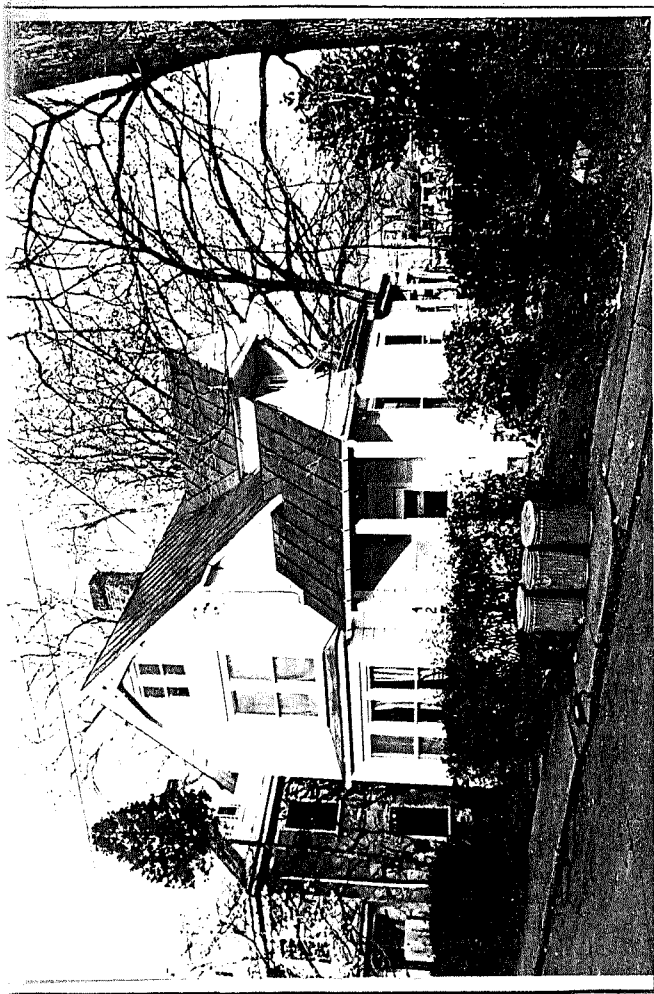
Porch	Stories	Bays	General description
<input checked="" type="checkbox"/> yes <input type="checkbox"/> no	<input checked="" type="checkbox"/> 1 <input type="checkbox"/> 3 <input type="checkbox"/> 2 <input type="checkbox"/> _____	<input type="checkbox"/> 1 (center) <input type="checkbox"/> 2 <input type="checkbox"/> 4 <input checked="" type="checkbox"/> 1 (side) <input type="checkbox"/> 3 <input type="checkbox"/> _____	Small gabled porch set in angle of front ell.

Building type

<input checked="" type="checkbox"/> detached house	<input type="checkbox"/> garage	<input type="checkbox"/> government	<input type="checkbox"/> industrial
<input type="checkbox"/> detached town house	<input type="checkbox"/> farmhouse	<input type="checkbox"/> commercial (office)	<input type="checkbox"/> school
<input type="checkbox"/> row house	<input type="checkbox"/> apartment building	<input type="checkbox"/> commercial (store)	<input type="checkbox"/> church
<input type="checkbox"/> double house	<input type="checkbox"/> gas station	<input type="checkbox"/> railroad	<input type="checkbox"/> _____

Style/period **Queen Anne/Stick style** Date **Ca. 1890-1910** Architect/builder _____

Location and description of entrance **Plain front entrance.**



Miscellaneous descriptive information (plan, exterior and interior decoration, cornice/eave type, window type and trim, chimneys, additions, alterations)

The real estate records claim this house was built in 1910, but it could be earlier.

The house is interesting for its complex massing and roofline. The original weatherboards have been covered by asbestos shingles, unfortunately.

Historical information

According to the real estate records, this house was built in 1910.

Source Real Estate records.

Surveyed by **Jeff O'Dell** Date **8-83**

Survey

#580

Identification

STREET ADDRESS: 420 Fifteenth Street NW

MAP & PARCEL: 9-27

CENSUS TRACT AND BLOCK:

PRESENT ZONING: R-2

ORIGINAL OWNER: Claudia M. Connell

ORIGINAL USE: Residence

PRESENT USE: Residence (Rental Property)

PRESENT OWNER: James D. Stultz, Jr.

ADDRESS: 770 Flordon Drive
Charlottesville, VA 22901

HISTORIC NAME: Connell Cottage

DATE / PERIOD: c. 1892-93

STYLE: Victorian

HEIGHT (to cornice) OR STORIES: 2 storeys

DIMENSIONS AND LAND AREA: 50' x 125.65' (6283 sq. ft.)

CONDITION: Good

SURVEYOR: Bibb

DATE OF SURVEY: summer 1988

SOURCES: City/County Records
Sanborn Map Co. - 1920
City Directories

9-27 ✓

#580

50 x 125.65'
(6283)
R-2

420 15th St NW
440 Flordond Dr

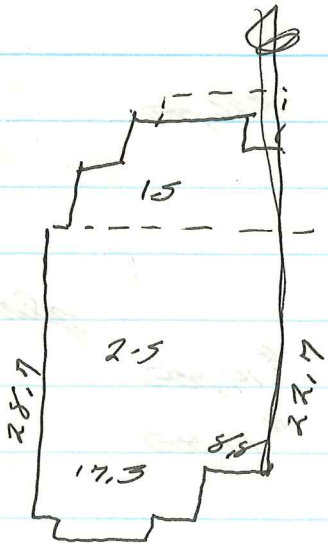
- 399-661 James D. Stultz, Jr 1977
- 380-523 " + Patricia M. " 1976 \$26,000
- 380-287 Mordine + Clara L. Haroon " "
- 353-552 Don E + Esther C. Burch 1974
- 348-194 Ronald H. Thompson 1973 plot 56-55-
- 348-92 Univ Property Management, Inc " \$14,000
- 305-~~15~~¹³⁹ M.M. Patush + Betty Jean Talum 1967 \$17,000

1-frame, 9 rooms, 1 fireplace
 2-5, 0 base
 brick found, w/ shingles, ^{over wood siding} metal gable roof
 "old", ave concrete
 asbestos siding 1963

Connell 1892-1894 = 2 yrs

Connell Cottage
c. 1892

- 282-143 Univ Property Mgmt 1966
- 268-59 Norman K. Keyser 1965
- 218-392 James H + Emma S. Forbes 1960
- 205-447 Geo T + Emily Ann Lyons 1958 plot A.C.D.B 97-344
- 192-210 Frederick L + Anne S. ^{Bloomer} 1956
- 178-335 James E. Barnett 1954
- 163-139 Wm C. Clontz 1952 56-515, "
- Geo Palmer



City Directories

- 1953 Wm C. Clontz - 420 15th Nw
- 1962 James H. Forbes - "
- 1970 (not owner-occupied)
- 1906-07 R. L. Carter (Treas. Chgo Brick Co), Preston Ave near 5th RR
- 1931 Garth n l

420 15th St

- 163-139 Geo & Ruth D. Gilmer → Wm C & Douglas P. Clontz \$12,500
 3/1/1952 50' E side 15th 125', L¹³ B4 Preston Heights
 same as 77-385
- 77-385 ET & Gladys O Barth → Geo Gilmer (assumption of debt)
 11/16/1932 L¹³ B4....
 same as 76-403
- 76-403 John S. Graves, under 1928 deed of trust from Gladys O. Barth
 7/5/1932 (62-190) → Geo Gilmer, at auction → ET Barth
 Gilmer then re-sold it to E.T. Barth
 L³ B4
 same as 62-190
- 62-190 same as 62-189
 8/15/28
- 62-189 Geo & Ruth D. Gilmer → Gladys O La Barth \$6,000
 8/15/1928 L 13, B4....
 part of 29-336
- 29-336 Leland W & Cora L R Smith → Geo Gilmer
 11/24/1916 Lots 13 & 14 Block 4 Preston Heights, 110'.
 same as A C D B 140-324, 1909, R L Carter → Leland W & Geo A Smith
 " " " 149-212, 1912, Geo A Smith → Leland W. Smith
- A C D B Robt L & Ella P Carter → L W Smith & Geo A. Smith \$2,300
 140-324 lot w/ imp'ts, L 13 & 14 in Bl 4 Pres Hgts
 8/12/1909 same as 100-421
- 100-421 CM & SE Connell → R L Carter \$2,000
 3/27/1894 L 13 & 14 Bl 4, 102' x 125'
 same as 100-8 & 9

100-8 RE & N 13 Guthrie → Mrs Claudia M. Connell \$250
4/4/1893 50' on 3rd St x 125' to alley, L 14, Block 3
~~same as~~

100-9 SE & W P Connell → C M Connell \$5
6/1/1893 (& assumption of loan 1893
50' on 3rd St x 125', L 13 Block 4
same as 96-432

96-432 RP & Ida M. Valentine → Mrs SE Connell \$250
2/9/1892 L 13 Block 4 of Preston Hgts

420 15th NW

2-5 ~~F-shaped~~, essentially 1-bay facade ^{2 double pole}
low front porch, high at back
ash shingles now (all)

steep gable roof, 55m, proj exo, bated cor,
sawed in gables

windows 1/1 w/ plain trim, same ht both levels
pr 2nd level facade
pr sm $\frac{1}{2}$ attic in gable on facade

1-5 west bay wind facade - steep metal hip roof,
3 sl narrower 1/1

vent chim & int end at rear

roof cont as shed over ~~ent bay~~ ~~state hall~~
~~in SW corner~~ 1-5 5 wing covering all
but bit at front

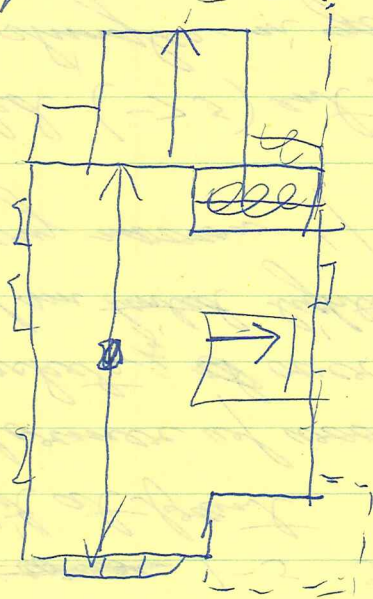
huge dormer w/ wooden-shingled gables ^{cont} on
brackets, ~~set~~ over ~~roof~~ ^{rough} set into roof;
wind w/ sm tinted lights bordering upper part
& pr very narrow 1/1

steep gable-roofed (-75) ent porch proj for SW corner
wooden shingles in gable
pl piers now, conc floor
ent door w/ transom

steep gable-roofed 1-5 rear wing centered
on whole

sm shed-roofed add-on N

shed-roofed back porch 5



420 15th NW

Arch. Drawings

This picturesque ^{2-storey} house is essentially one bay wide & double pile with its ~~step gable roof~~ ^{sweep} ~~sweeping down to shelter a one-storey wing~~ ^{sweeping most} of the southern side ~~sheltered bay~~ ^{sheltered bay} by an extension of the main roof.

The house is set on a brick foundation.

All wall surfaces are now covered with asbestos shingles.

The step gable roof sweeps down ^{over} the side wing ^{as a shed roof}.

It is covered with standing-seam metal & has projecting eaves & verges with a boxed cornice & a sawn bargeboard.

There is a central chimney & an interior end chimney at the rear of the house.

Windows are single-paned double-sash with plain trim. They are the same height at both levels. There is a one-storey rectangular bay window on the facade. It has a group of 3 ^(with a steep metal hipped roof) slightly narrower windows. Above it at the 2nd storey level is a pair of regular-sized windows.

There is a monitor dormer ^{over} the side wing.

Its gabled roof extends, ~~to~~ supported on brackets, to shelter a balcony set into the roof.

The dormer now has a window with its upper sash bordered by small tinted lights & a pair of very narrow windows.

A one-storey entrance porch, ^{with a steep gabled roof} fills in the ell at the southwestern corner of the house. ~~It has a steep gabled roof~~ No original fabric remains besides the roof. The porch now has plain piers & a concrete floor. The entrance has a rectangular transom.

There is a one-storey rear wing which is probably original.

The porch & dormer gables are faced with wooden shingles.

A 2-storey wing with a steep gabled roof is centered on the rear elevation. A shed-roofed back porch covers its southern elevation.

It is probably original.

Historical Description

Mrs. S. E. Cornell, wife of carpenter Wm. F. Cornell, purchased this lot in 1892 (ACDB 96-432) & deeded it the next year to Claudia M. Cornell (ACDB 100-9). This house was built c. 1892 or 1893 & was standing when Mrs. Cornell sold it ~~to~~ in 1894 (ACDB 100-421). The builder was probably George E. Cornell. The house has had many ~~many~~ many owners. George Gilmer bought it in 1916⁺ & sold it, then took it back when the buyer could not finish paying, & owned it until 1952.

(City DB 29-336, 62-189 & 190, 46-403, 77-385, 163-139). Up until that time, the house was used primarily as rental property. There were ~~six~~ ^{six} owners between 1952 and ~~1976~~ ¹⁹⁶⁶, and several of them lived in the house. It has ~~been~~ again been used as rental property since 1966. James D. Stutty, Jr., has owned it since 1976 (DB 380-523, 399-661).

The walls were covered with asbestos shingles in 1963, but the house has nevertheless retained much of its original fabric.

Additional References: ACDB 100-8, 140-324; City DB 178-335, 192-210, 205-447, 218-392, 268-59, 282-143, 305-139, 348-92 & 94, 353-552, 380-287.