



VIRGINIA HISTORIC LANDMARKS COMMISSION

HISTORIC DISTRICT SURVEY FORM

File No. 104-130
Negative no(s). 7298

Street address **428 15th St. NW**
 Town/City **Charlottesville** Owners: **Calvin and Ann Wilbourn**
 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 type="checkbox"/> 2½ <input checked="" 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"/> gable <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 checked="" type="checkbox"/> composition <input type="checkbox"/> not visible <input type="checkbox"/> standing seam metal <input type="checkbox"/> other: _____

Dormers	Number of bays — Main facade
<input checked="" type="checkbox"/> 0 <input type="checkbox"/> 3 <input type="checkbox"/> shed <input type="checkbox"/> hipped <input 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 type="checkbox"/> 2 <input type="checkbox"/> 5 <input type="checkbox"/> 8 <input checked="" type="checkbox"/> 3 <i>asym.</i> <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 checked="" type="checkbox"/> 2 <input type="checkbox"/> 4 <input type="checkbox"/> 1 (side) <input type="checkbox"/> 3 <input type="checkbox"/> _____	Small wraparound side porch with thin square-section posts and hipped roof.

Building type
 detached house garage government industrial
 detached town house farmhouse commercial (office) school
 row house apartment building commercial (store) church
 double house gas station railroad _____

Style/period **Victorian Eclectic** Date **Ca. 1890.** Architect/builder _____

Location and description of entrance _____

PHOTO

Photos removed temporarily.

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

This is one of two similar small cottages with ^{an} ell plan, corner front porch, and imbricated shingles in the gable-end front (the other is next door at no. 432).

Historical information

The real estate records, which are often inaccurate claim this house was built in 1885. This area of town was not developed until ca. 1890, however.

Source **Real estate records**

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



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Page 1 of 2

Street address 432 15th St., NW
Town/City Charlottesville

Historic name _____ Common name _____

Material *6.50008' 2.56.10.8.5*

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 type="checkbox"/> 2½ <input checked="" 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"/> gable <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 checked="" type="checkbox"/> 0 <input type="checkbox"/> 3 <input type="checkbox"/> shed <input type="checkbox"/> hipped <input 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 type="checkbox"/> 2 <input type="checkbox"/> 5 <input type="checkbox"/> 8 <input checked="" type="checkbox"/> 3 <input type="checkbox"/> 6 <input type="checkbox"/> _____

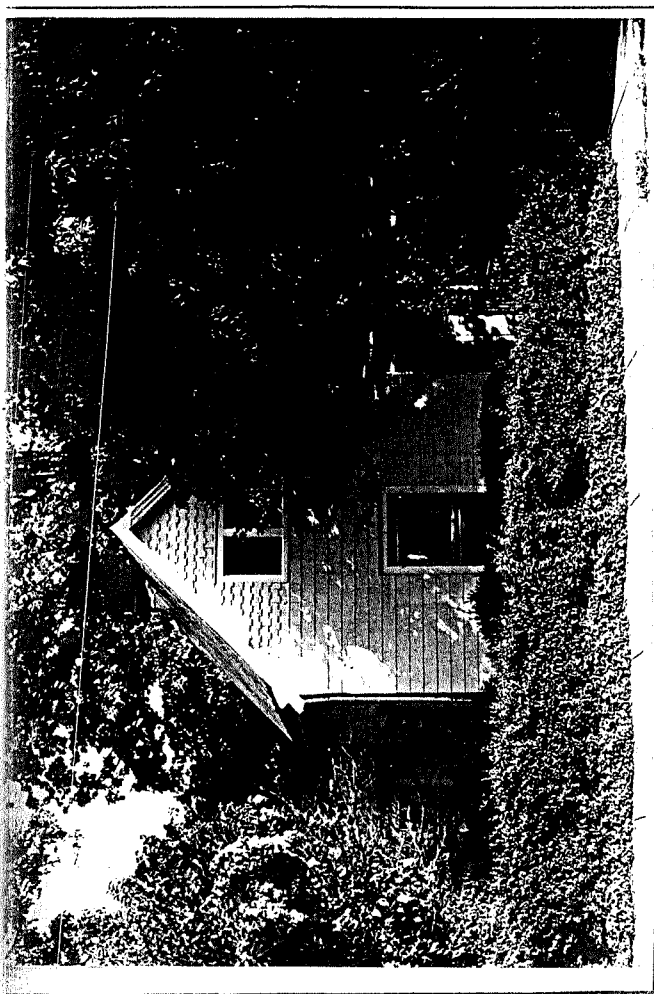
Porch	Stories	Bays	General description
<input checked="" type="checkbox"/> yes <input type="checkbox"/> no	<input checked="" type="checkbox"/> 1 <input type="checkbox"/> 3 <input type="checkbox"/> 2 <input type="checkbox"/> _____	<input type="checkbox"/> 1 (center) <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 4 <input type="checkbox"/> 1 (side) <input type="checkbox"/> 3 <input type="checkbox"/> _____	Wraparound corner porch with plain square-section posts and spindle frieze.

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 **Eclectic Victorian** Date **Ca. 1890-1900** Architect/builder _____

Location and description of entrance _____



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

This house is very similar to the one next door at no. 428, but it retains its original spindle porch frieze. The real estate records date this house 1920, however, which is probably too late.

Historical information

This house was probably built at the same time as no. 428 next door (which the real estate records date 1885).

Source Real estate records

Surveyed by Jeff O'Dell, VHLC Date 8-83



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 - stucco
 - concrete block
 - enameled steel
 - other: _____
- cast iron
 - terra cotta
 - glass and metal

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Porch	Stories	Bays	General description
yes <input type="checkbox"/> no	<input 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 type="checkbox"/> 1 (side) <input type="checkbox"/> 3 <input type="checkbox"/> _____	

Building type

<input 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
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<input type="checkbox"/> double house	<input type="checkbox"/> gas station	<input type="checkbox"/> railroad	<input type="checkbox"/> _____

Style/period _____ Date _____ Architect/builder _____

Location and description of entrance _____

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

Date 9-83 File No. 104-130

Address 432 15th St. NW



Date _____

9-29 ✓

R-2
#581-A 52x125 (6500)

428 15th NW

410-801	Calvin W & Anne B. Wilbourn ^{same add}	1980	\$46,000	plat AR DB 97-346
168-347	Ely Purvis &	1979	WB 23-164	
"	Ethel B & " " (Moses)	1953		
168-348	Victor H. Post	"		
	Keller & George, Inc			

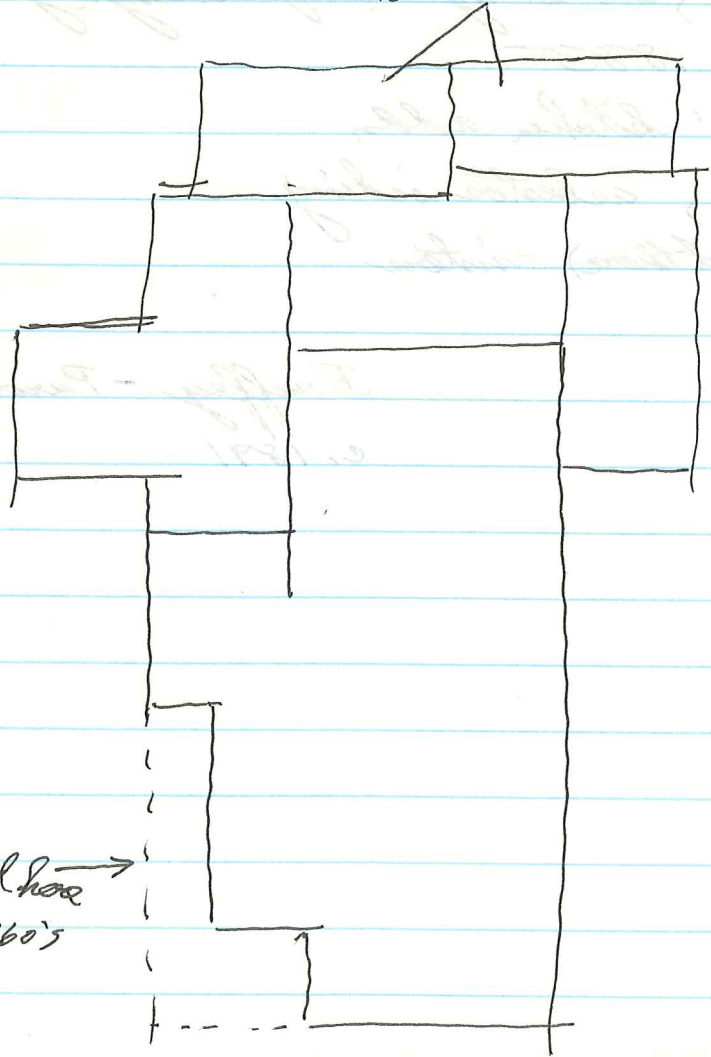
1 1/2 - 5, 1/2 base, 6 rooms, fireplaces closed, 1 bath
 1 fam
 brick found, ~~asb~~ shingles, ^{cedarwood siding} vinyl single gable roof
~~1885~~ built 1885
 1981 - 5' x 8' kitchen addn
 1957 - 2 apt, asbestos siding
 (Purvises lived there) - sisters

Bruffey - Purvis Cottage
 c. 1891

City Directories

- 1953, '62, '70 Ethel G. Pinner - 428 15th NW
- 1912-20 Woven nl
- 1924 Wm R Woven (prof) - 428 15th NW
- 1927, 1914-15 " nl

screened porch in 1950's + '60's



porch stopped here
in 1950's + '60's

428 15th

- 168-348 Keller & Bee, Inc → Victor H & Ethel V. Post
12/3/1952 50' on E side 15th x 125' to alley,
Lot 11 Block 4 Preston Heights
same as (1) 149-468
- 149-468 Harry A & Josephine C. George → Keller & George, Inc
12/31/1949 Lot 11 Block 4 ...
same as 124-99
- 124-99 Charlotte Wadley (wid) → Harry A George, Jr \$7500
3/7/1946 L 11 B4 ...
same as 116-59
- 116-59 EF & Effie W Garrison → Charlotte Wadley \$5600
3/14/1944 L 11 B4 ...
same as 97-256
- 97-256 Mary, W. & W. Rose Warren → EF Garrison
1/30/1939 Lot of imp't L 11 B4 ...
same as ACDB 155-265 fr Bruffey 1914

428 15th NW

mirror image of 432
matches in all details except
composition shingled roof, also porch
chim rebuilt
porch fringe ^{& balustrade} gone + posts replaced w/ plain pierce
door replaced
~~is~~ pr narrow 1/1 N side
wide shed dormers
complex of rear addns

"George E. Connell" on backs of mantels

15th St

1920 Sunborn - ml

1929 (-57)



9-30 ✓

#581-B

R-3

52x125 (6500)

432 15th St NW

1103 Gordon Ave

407-1762	Gordon Associates	1979	\$40,000	plat 392-255
392-255	Bernard & Marg. R. Mayo	1978		
100- 306	Evelyn C. Brown	1939		AcDB 97-346

1-5, 1/2 bath, 5 rooms, 0 fireplace

1-fan

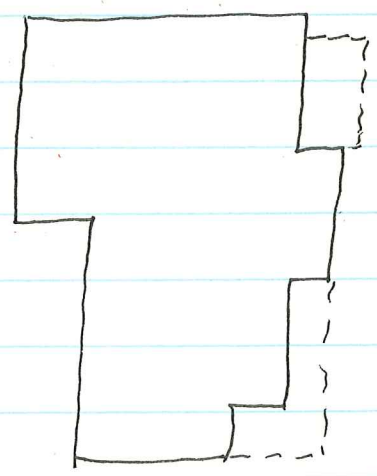
no more found, asbestos shingles, ^{wood siding} metal gable roof

"very old"

1956 - asbestos shingles

- Brown
 Bruffey's Cottage
 c. 1891

Brown - 1939-1978 = 39 yrs

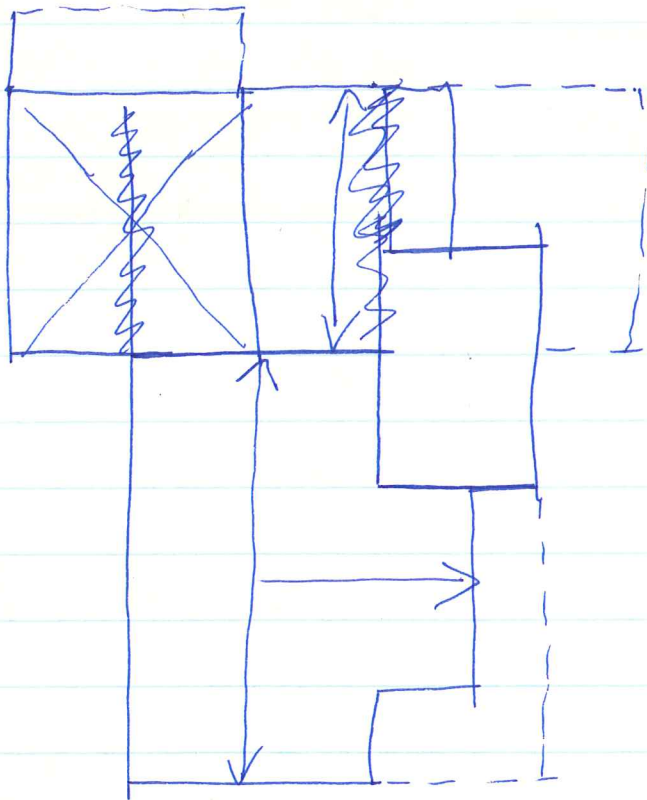


City Directories

1963, ^{1895, 1919-20} Mrs Evelyn P. ~~Brown~~ ^{Brown} - 432 15th NW
 1906-07, Emmett W. Bruffey - Preston Hgts
 1924 " " 410 15th
 1927 " " 416 " (cor Va Ave?)
 1931 Mrs Katharine M. Bruffey - 410 " "
 1914-15 Emmett W. Bruffey (aka Univ Bookstore) - 14th NW, Preston Hgts

	<u>432</u>	<u>428</u>	<u>420</u>	<u>416</u>	<u>414</u>	<u>410</u>
1927	Marshall	Blakemore	Crawford	SW Bruffey	n.l.	n.l.
1937	"	Marshall	Beck	SW Johnson	n.l.	SW Bruffey
1931	"	Levin	Pine	n.l.	Johnson	Mrs Kath Bruffey
1936	Leonard	Marshall	Batchelder	n.l.	Johnson	Mrs Kath. Bruffey
1938	Shade	Marshall	Banks			"
1940	Mr Lury Carter	Riddle	"			Cecil Ransy
1945	Lester Smith	Douglas	"			
	E. Brown	"	Mellor	n.l.	Tisdale	Carrouse

i.e. 1927's #416 prob = 1931's #410



432 15th

100-206 ~~100-206~~ Lelia B ^{Bruffey} & H F Day → Evelyn C. Brown # 2800

10/6/1939 432 15th NW - Lot 10 Block 4 Preston Heights

1/2 int for Harry O. Bruffey (s) - 1935 - DB 87-417

" " her mo Edna Floy Bruffey by inheritance

leased

ACDB
87-417 same as 95-486, 8/15/1891, ch'v W End Land Co → Edna Floy Bruffey
1935 Mrs Bruffey dec 1895 leaving husband & 2 chn
E. ~~W.~~ ~~W.~~ husband dec Emmette W. Bruffey dec 1930

20.

ACDB

1851			# 2800
1881			# 2800
1886	# 2800		
1844		# 2800	
1845		# 2800 (sub?)	
1825			# 2800
1898			# 2800
1846			# 2800
1818-1819	# 2800	# 2800	
	# 2800	# 2800	# 2800

selling prices

432

428

420

1978-79-80 \$40,000

\$46,000

?

1976

\$26,000

1969

\$17,000

1952

\$12,500

1946

\$7,500 (impts?)

1944

\$3,600

1939

\$2,800

1928

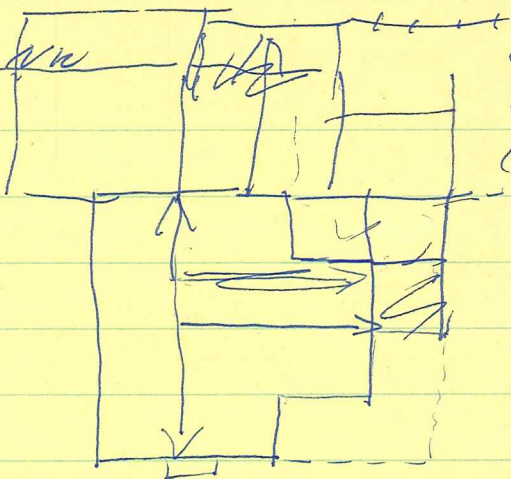
\$6,000

1909

\$2,300

432 15th NW

1-5 T-shaped cottage



found-

now - asb shingles,
but wooden shingles in
gables (which are not sedimented)

steep gable roof, 55m, Phila gutters,
proj e & v

central
chim at junction of eap & string course

windows 1/1 w/ plain trim at 1st; pr on 5
pr on 1-l casement in gables

1-5 wing w/

1-5 porch wraps around SW corner but proj pav on
facade & 1-5 side wing,
med hips roof, sheet metal, sp

spindle fringe, Eastlake posts & bal,
ball finial on newel at ent

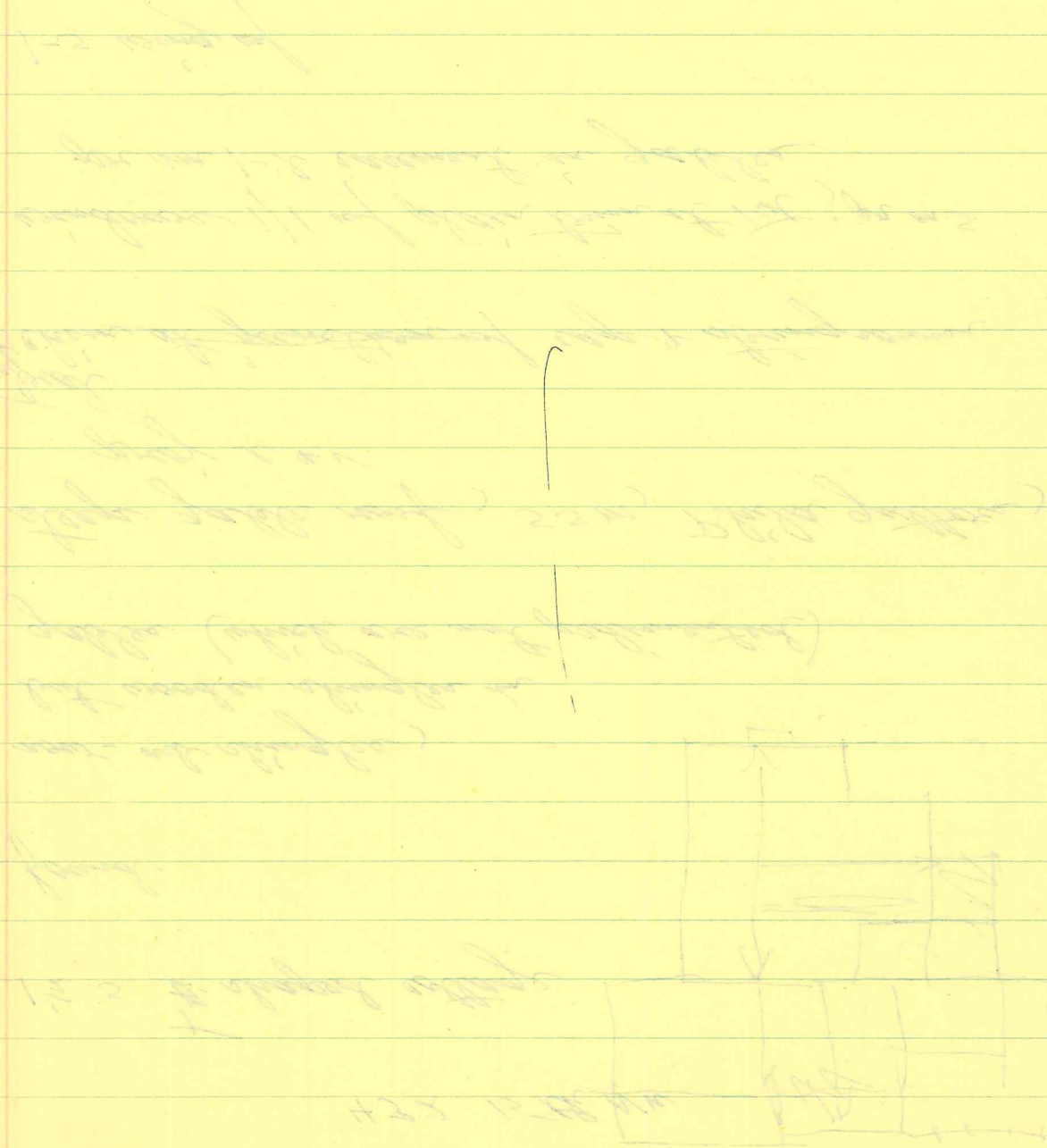
ent door has 2 tall round-arched panels over 2,
all w/ moulded rails
2-l transom

1-5 high-roofed wing rear wing proj on N;
end shed porch behind

high-~~roof~~ shed-roofed wing, fills in S E corner
& proj beyond S wing

shed-roofed screened porch ^{on S} at rear of main
& to S ~~of main wing~~, 55m

1-5 low-pitched gable-roofed rear wing
behind S $\frac{7}{8}$ house; looks newer, but has metal
roof



Identification

#381

STREET ADDRESS: 428 and 432 Fifteenth Street NW

MAP & PARCEL: 9-29 and 9-30

CENSUS TRACT AND BLOCK:

PRESENT ZONING: R-2

ORIGINAL OWNER: Edna Floy Bruffey

ORIGINAL USE: Residence (Rental Property)

PRESENT USE: Residence (#432 Rental Property)

PRESENT OWNER: 428 432

ADDRESS: Calvin & Anne Wilbourn

428 Fifteenth ST. NW

Ch'ville, VA 22903

Gordon Association

1503 Virginia Ave.

Ch'ville, VA 22903

HISTORIC NAME: Bruffey Cottages

DATE / PERIOD: c. 1891

STYLE: Victorian

HEIGHT (to cornice) OR STORIES: 1½ storeys

DIMENSIONS AND LAND AREA: each 52' x 125' (6500 sq. ft.)

CONDITION: Good

SURVEYOR: Bibb

DATE OF SURVEY: summer 1988

SOURCES: City/County Records

Calvin W. Wilbourn

Sanborn Map Co. - 1920

City Directories

428 & 432 15th St NW

~~Architectural~~

Built ~~as rental~~ for rental to a Va faculty & staff in the early years of the Preston Heights subdivision, these ~~two~~ two 1½-story cottages are mirror images of each other.

Basically, they are T-shaped structures, ^{each} with a complex of rear additions which has evolved over the years.

The ~~weatherboarded~~ ^{of both cottages} walls have been covered with asbestos shingles, but the gables are still faced with wooden shingles.

They have steep gable roofs with projecting eaves & verges. # 232, which has retained ~~most~~ much of its original fabric, has a standing-seam metal roof with Philadelphia gutters. # 228 has been extensively altered, & its roof is now covered with composition shingles.

~~Each~~ ^{Each has} a central chimney, with cap & stringcourse. Windows are single-paned, double-sash, with plain trim. There are small, paired, single-paned casement windows in the gables.

The bases of the "T's" point toward each other, & each has ^{the projection on the} a small veranda extending from the facade around the base of the "T" to a one-story wing [projecting] ^{behind} behind it. This location of the verandas orients the cottages toward each other.

The L-shaped verandahs have medium-pitched
hipped roofs. #232's roof is covered with
sheet metal. #232's verandah has a spindle
frieze & Eastlake posts & balustrade with a
ball finial on the ravel at the entrance.

The entrance door has 2 tall round-arched
panels over 2 rectangular panels, all with
moulded rails. There is a 2-light rectangular
transom. ~~The~~ #228's entrance door has been
replaced, & all of the porch trim has been
removed & the posts replaced with plain piers.

A complex of ~~four~~ small one-storey wings,
several of which appear to be original,
cover the rear elevations & project on both
sides. Apparently the 4-room plan of the
main block of the cottage did not provide
enough space, ~~for~~ even at the outset.

Hint Denny
~~Apparently the Bruffeys lived several down from the street & used these two cottages as rental property.~~
~~The family~~

The name of local builder George E. Connell has been found on the backs of several mantels.

~~Edna Floy Bruffey~~ (Mrs. Emmette W. Bruffey) purchased ~~these~~ two lots in Preston Heights in 1891 (ACDB 95-486) & probably built these two cottages soon afterwards, apparently for use as rental property.

~~The Bruffey family~~ owned #432 until 1939 (City DB 87-419, 100-206). It was then owned & occupied by Evelyn C. Brown from 1939 until 1978 (DB 272-255). ~~DB 392-255~~ Gordon Associates purchased it in 1979 (DB 407-762).

Margaret W. ^{Warren} ~~Warren~~, wife of D. Va. Professor William Rice Warren, bought #428 ^{from the Bruffeys} in 1914 (City ACDB 155-265) & lived there ^{for a decade} & owned it until 1939 (City DB 97-256).

The cottage then changed hands several times in the next few years (DB 116-59, 124-99, 149-468, ~~168-348~~) before being purchased by ~~Vicki & Dick~~ in 1952 (~~DB 168-348~~). Ethel and Elizabeth Pueris ^{They lived there for over a quarter of a century.} in 1952 (DB 168-349). In 1980, after her sister's death, Elizabeth Pueris sold the cottage to Calvin W. & Anne B. Wilbourn (DB 410-801), who have extensively renovated it.

Both cottages have been owner-occupied throughout much of their century of existence. #428 was used as rental property during the 1940's, and it was probably during that period that alterations were made & original material fabric was lost. It is now owner-occupied once again.

#432 is now used as rental property.

Both cottages have several small additions which match the originals in most details & which are shown on the 1929 Sanborn maps.

Some may be original, but others were probably added between 1891 & 1929.

#432 was faced with asbestos shingles in 1956 & #428 in 1957.