

Architectural And Historic Survey



Identification

STREET ADDRESS: 512 North First Street	HISTORIC NAME: Edmund C. Pendleton House
MAP & PARCEL: 33-18	DATE / PERIOD: c. 1920-1925
CENSUS TRACT AND BLOCK: 3-506	STYLE: No Identifiable Style
PRESENT ZONING: R-2	HEIGHT (to cornice) OR STORIES: 1½ storeys
ORIGINAL OWNER: Edmund C. Pendleton	DIMENSIONS AND LAND AREA: 80' x 207.41' (16,592 sq. ft.)
ORIGINAL USE: Residence	CONDITION: Good
PRESENT USE: Rental Property (3 apartments)	SURVEYOR: Bibb
PRESENT OWNER: Myrtle C. Hamlet	DATE OF SURVEY: Fall 1980
ADDRESS: 853 Locust Avenue Charlottesville, VA	SOURCES: City Records <u>The Daily Progress</u> , March 31, 1955

ARCHITECTURAL DESCRIPTION

This house is 1½ storeys tall, two bays wide (but with three-bay spacing), and double pile. Situated on a very steep lot, the front porch is at ground level, while the basement is above ground at the rear. Wall construction is of reinforced concrete, faced with random fieldstone up the first storey windowsills. The medium-pitched gable roof makes a bellcast swing over the veranda. The roof is covered with slate and has the deeply projecting eaves and verges, exposes rafter ends, and widely spaced purlins of the California bungalow style. The typical bungalow roof, however, is lower pitched and has a gable on the facade. There are large interior end chimney and a smaller interior chimney, both of random fieldstone with rock-faced concrete caps. Large hip-roofed dormers, each with a group of three full-sized windows, are centered on the front and rear elevations. A concrete window box is set into the roof below the dormer on the facade. Most of the windows are double-sash, 12-over-1 or 9-over-1 light, with plain surrounds and rock-faced concrete sills. They are functionally arranged, and some are paired, some are shorter 6-over-1 light, and the height of those in the gables varies with the roofline. Narrow 8-light casement windows flank the fireplace in the parlor. The north bay, with a group of three windows of equal size, is centered on the facade. Basement windows are paired 4 and 6-light casement. There are air vents in the peaks of the gables. Centered on the north side of the house is a one-storey, shed-roofed, rectangular bay window with a group of three windows in the center and a narrow 6-over-6 light window at each side. There is a fieldstone window box supported on stone brackets below the center windows and another below a pair of windows on the other side of the house. Matching window boxes are set on the porch balustrade. The veranda is three bays wide with concrete floor, fieldstone balustrade, and fieldstone posts supporting an arched concrete frieze. The veranda entrance is in the center bay, and the post south of it stops just above the balustrade. The entrance door in the south bay has six small lights over two vertical panels and is flanked by 8-light sidelights above the stone facing. There is a small back porch on the south side of the house with a shed roof supported on brackets, stone balustrade, and concrete floor and steps. The basement entrance is below it. A low stone wall encloses the yard.

HISTORICAL DESCRIPTION

Edmund C. Pendleton purchased this lot in 1916 (City DB 28-306) and is said to have begun construction soon afterwards. He designed and constructed the house almost entirely by himself over a period of several years. By 1921, construction has progressed to the point that the 1922 tax record noted: "foundation added". Tax records further indicate that the house was completed in 1925, though Pendleton continued to work on it for the rest of his life. After his death in 1946, his widow divided the house into three apartments. Myrtle C. Hamlet bought it from the Pendleton heirs in 1977 and uses it as rental property (DB 388-391).

512 N 1st

388-391
7/12/77

Malcolm D Jr & Lucille D. Fendleton^{MD}, Anne F & Norton Luberman^{MD},
Henry H Jr & Ruth Fendleton^{MD}, Betty J Fendleton^{PD}, Billy H & Bertha
Fendleton^{PD}, Dudley D & Emily Fendleton^{PD}, Phillip Edmund & Miriam,
Fendleton^{PD}, Mrs Dove Fendleton (wid)^{MD}, Mrs E Alice H. Fendleton^{PD}
(wid) → Myrtle C. Hamlet \$35,000

81' x 208'

same as 28-306, 5/2/1916, Miss Mary V. Perley → Edmund B. Fendleton
Edmund B. Fendleton dec intestate 1946

widow Hedwig Kramer Fendleton dec 1975 intestate

his chn by earlier marriage:

- Anne Lewis P. Harris dec 1972 (WB 16-53) & left all to brothers
- Henry H. Fendleton dec 1967 in Ala - 1 son
- Malcolm D. " dec 1958 " " - wid & 2 chn
- John B " dec 1948 " & intestate
- Phillip D " dec 1960 in Ala - wid & 4 chn

28-306
5/2/1916

Miss Mary V. Perley → Edmund C. Fendleton #1450
lot w/ impts 81' on 1st st x 208' back to 2nd st

512 N 1st - tax

1917, 18, 19, 20	Edmund C. Pendleton	E side 1st	1000 + 200 = 1200	from Mary V Parley Bldg added
1921	" "	" "	" + 0 = 1000	
1923, 22	" "	" "	" + 1000 = 2000	foundation added
1924	" "	" "	" + 2000 = 3000	Bldg added
1925	" "	" "	" + 2600 = 3600	
1926, 27, 28	" "	" "	1600 + 3500 = 5100	

3/31/55

Materials From A Church, A Jail, A Bank And A Jewelry Store Went Into The House Edmond Pendleton Built Here

By Boyce Loving

Materials from a church, a jail, a bank, and a jewelry store went into the house Edmond C. Pendleton built at 512 First Street, N.E.

The word "built" is used advisedly, because the writer watched construction of the dwelling intermittently from the time it had not reached first-floor level until its builder and his bride moved into the indestructible home.

Pendleton told the writer much of the projects background and explained many of its features as the building progressed. He said from the time he was a mere boy he had wanted to build a house. Preliminary to beginning construction on the sharply inclining 300-foot-deep lot, the late engraver and watch repairer for Keller & George said he read numbers of books, pamphlets and professional articles on architecture and building and inspected as many homes and buildings under construction as he could.

Did Work Himself

Then he bought the First Street lot and began operations. Pendleton said that, except for hauling and the handling of heavy materials, he did all the work himself. When the writer visited the home a few days ago, Mrs. Pendleton said her late husband employed a professional roofer to roof the home. Other than that and a few minor details, Edmond Pendleton designed and built with his own hands the house he had dreamed of.

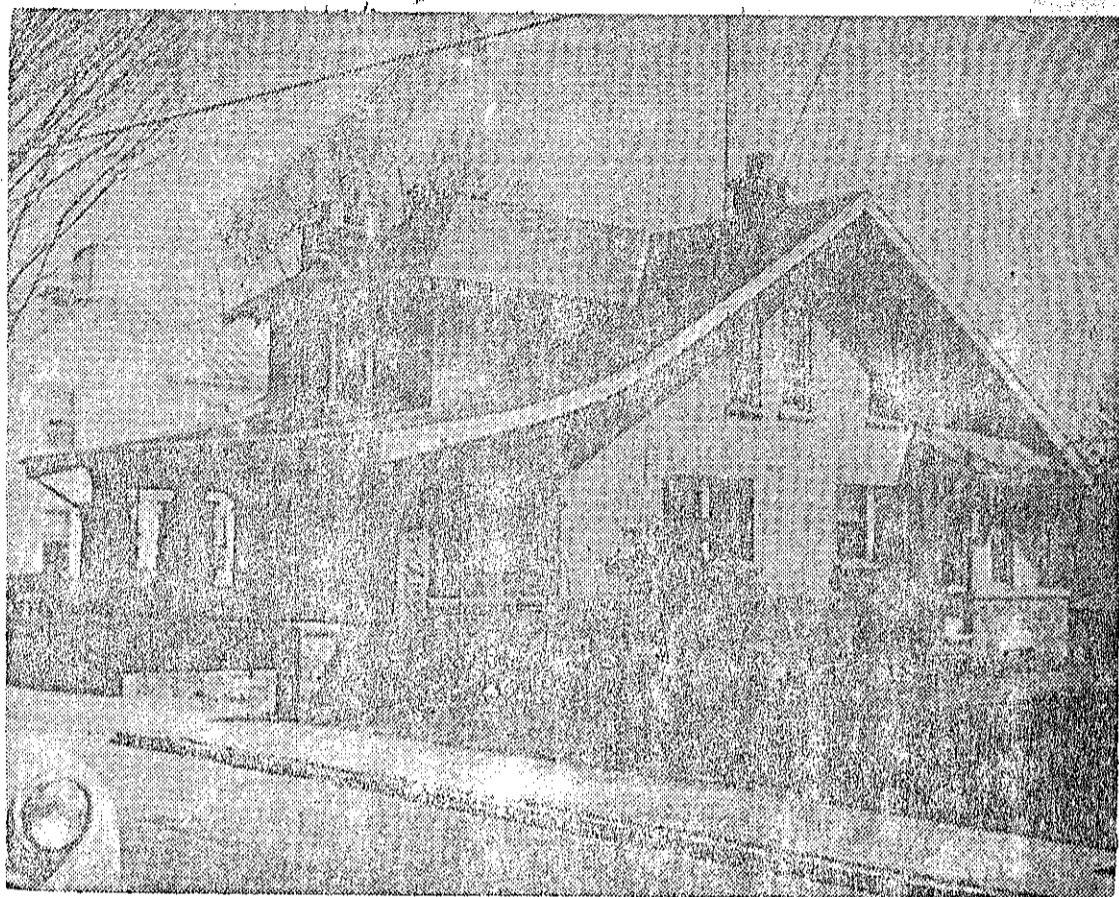
Indestructible? Draw your own conclusions. The dwelling is of reinforced concrete construction throughout. You'd never guess the material he used for reinforcement—discarded axles from T-model automobiles! Mrs. Pendleton said there were 16 of these in the front porch alone.

Pendleton once told the writer a building contractor said he would charge more for tearing the house down than for erecting it. According to Mrs. Pendleton, Dr. Stanislaw J. Makielski, associate professor of architectural construction at the University of Virginia, said he wouldn't attempt to build the house as it stood on completion for less than \$30,000. Pendleton said at one time he thought the building would cost him \$9,000-\$10,000, not counting his own labor.

Housekeeper's Dream

The Pendleton house is a housekeeper's dream. Every conceivable convenience is built into the structure. For instance, two chutes lead from the first floor to the basement—in actuality, it is a three-story dwelling. One of these chutes leads to a trash receptacle and the other to a soiled clothes hamper in the laundry room. When milady changes linen on the beds, she simply pokes the soiled sheets and pillow case into the proper chute and they are in the laundry when she is ready to put them in the washer. In like manner, a dust pan of trash is dumped into the other chute and it lands in a receptacle, ready to be dumped when full.

These are only two of the numerous features of this unusual house. Built-in medicine chests,



EMPLOYING MAINLY DISCARDED AUTOMOBILE AXLES for reinforcing the concrete walls and floors of this home, Edmond C. Pendleton built for the future—many years of it. The dwelling is trimmed with field stone around the base. —Progress photo by Loving

ironing boards, a tavern table and a number of closets also are in the house. Mrs. Pendleton pointed out one "secret" closet which, she said, really was secret, since her husband never would tell even her how to open it. After his death she called in workmen to open it and found 25 or 30 gallons of wine. By a system of counterweights, the operating button of which was concealed behind a light fixture in the closet ceiling, the closet opened readily—if one knew where the button was located.

In the inside portion of a column of the front porch is a recessed space for putting muddy overshoes or milk bottles.

All pipes, wiring and downspouts are embedded in the concrete walls and floors. Door facings and window frames of the basement floor also are concrete. And a coat closet at the first floor front entrance is built of chestnut. The back wall, of cement, is grained so perfectly that one would not believe it, too, is not chestnut.

The Carved Floor

The concrete floors of the house are covered with tile, linoleum, or wooden flooring. Most of the trim inside is of chestnut, now almost impossible to come by anywhere.

Pendleton knew a thing or two about air-conditioning, too. He laid a line of tile from the Second St. end of his lot up to the house line, then carried it up through the walls to a closet on the first floor. This, he told the writer, would be his fresh fruit and vegetable "cooler." From the closet he continued the tile to a flue, thereby providing draft to draw in the cool air

underground. Not long after Pendleton's death, his widow stated, this device backfired on her. One day she perceived an odor most redolent of skunk. When this persisted for several days without abating and without her knowing its source, she called the Fire Department. The firemen discovered a skunk had crawled into the tile and become wedged, then died. They extricated the offender. Not long after that, an opossum suffered the same fate. After two such experiences, Mrs. Pendleton said she had the pipe sealed off against venturesome skunks and possums.

All of Pendleton's skill and precision as an engraver and watch-repairer went into construction of his home. It is, indeed, a monument that will stand as long as any obelisk or stone statue. Only high explosives could destroy it and it would be futile to attempt to burn it down. A blow torch would only scar it.

Even at the time of Pendleton's death in 1946 the house was not entirely completed. Mrs. Pendleton pointed out a disappearing tavern table which he had not finished. He had to devise and make special hinges for the table and had not made all of them at the time of his death, she said.

Materials Make Difference

Pendleton was employed from 1912-1946 by Keller & George. This represented the approximate time he spent building the everlasting house at 512 First Street, N.E.

The exterior of the house does not set it apart as different from other homes. It is the materials of which it is made, some of them given to him for hauling them

away, and the construction details that mark the Pendleton house as the most unusual in this area. Pendleton used to drive his car into the mountains and bring back, a few at a time, the field stone with which the lower portion of the house is faced.

Mrs. Pendleton has converted the house into three apartments. She occupies the basement apartment and rents out the other two.

The materials from the church, bank, jail and Keller & George. Pendleton used white tile-faced brick from the old Monticello Bank and Albemarle Insurance Co. building at 4th & Main Sts., recently demolished, to house a kitchen range and ventilating hood over it. Floor tile left over from a remodeling project at Keller & George is on the first story kitchenette floor according to Mrs. Pendleton. The writer does not recall the church from which materials came, but it probably was from the High St. Baptist Church when it was restored after being gutted by fire. Pipe or other discarded materials probably came from the Albemarle County jail during its remodeling some years ago.

If, as Sir Edward Coke (1552-1634) said, "a man's house is his castle," Edmond Pendleton's house is as impregnable as any medieval castle, but with ultra-modern appointments.

Halves of fresh pears filled with creamstyle cottage cheese and garnished with crisp green pepper rings make fine lunch or supper salads. Arrange the pears on lettuce and serve the salad with mayonnaise or French dressing.

512 N 1st

388-391 Myrtle C. Hamlett 1977 \$35,000

3-fam, 9+ rooms, 3 baths
base

conc. found, stucco & stone walls
gable & hip slate roof

1 fireplace

1916-1928

garage stucco on masonry
~~not~~

not on 1920 Sanborn

in 1926, 41 & 20, he living at 526 N 1st, both

512 N 1st

1 1/2
 2-story, 2-bay, double-gable

very steep lot - ground level porch in front, basement above ground rear

mod. steep gable roof w/ bellcast swing over veranda, slate
 deeply proj. eaves & verges, exposed rafter ends,
 large stick or half style brackets in gable ends, widely spaced;
 corner, peak, & 2 up sides

conc walls & found, faced w/ random fieldstone up to ^{1st story}
 window sills, term. w/ rock-faced conc. caps

large rect fieldstone int end chim near front of N side,
 sm int stone chim 5 center, both w/ rock-faced conc caps

large hips-roofed dormer centered on facade & on rear
 high-pitched, exposed rafter ends, conc
 triple 9/1 windows, full-sized
 conc window box built into roof in front of windows,
 rock-faced conc cap

1-story veranda covers facade

3 porch bays, conc fl ^{balc}
^{massive} rock-faced conc-capped fieldstone posts ^{franklin spring} conc
arches, conc frieze, ^{con}
^{porch} ent in center bay; post to 5 steps just above bal

ent in 5 bay facade: 6 on lights above 2 vert panels,
8-l ^{right} sidelights above stone facing

windows 9/4 w/ ^{12/4} plain trim, rock-faced conc sills 2nd
triple in N bay facade, some paired, some shorter at 1st level,
some hit eaves w/ roof in gable ends, narrow 8-l casement beside
chim

1-5 shed-roofed rect bay window centered N
triple reg wind, 2 narrow 6/1

basement: paired 4- & 6-l casement, some side trim

sm 1-story back porch covers ^{ent} rear bay 5
shed-roof on brackets (matching ^{roof} porch, but larger)
stone bal same ht as along wall
conc steps

basement ent under: both 6-l over 2 panels

air vent in gable

stone window box on stone brackets under 1 pr window ^{5 & bay under}
stone window boxes on porch bal

many conc & stone things in yard!

Street Address: ⁵¹² ~~512~~ 1st Street
Map & Parcel: 33-18
Census Tract & Block:
Present Owner: Estate of Edmund Pendleton
Address: Same
Present Use: Dwelling
Original Owner:
Original Use:

Historic Name:
Date/Period:
Style:
Height to Cornice:
Height to Stories:
Present Zoning: R-2 & R-3
Lot Area (sq. ft.): 80 x 207
Assessed Value (land+imp):
3480 + 2940 = 6420

Architectural Description

~~Asbestos siding~~
this is MR. Bungalowical

Historic Description

Edmund Pendleton (d. 1945) 28-306 May 1916
Mary V. Penley ^{WB} 1-410 \$1,450 w/ improvements
385
James Perty from Lellie B. Moore 1-410
May 1890

Name of Persons Interviewed:

522 15⁺

KATE P. Boyd

$$480 + 2190 = 2670$$

$$37 \times 102$$

R-3

APARTMENTS

512 N 1st

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7/12/77 Henry H Jr & Ruth Pendleton, ^{NY} Betty J. Pendleton, ^{PD} Billy H & Beatha
Pendleton, ^{PD} Dudley D & Emily Pendleton, ^{PD} Philip Edmund & Miriam,
Pendleton, ^{PD} Mrs Dove Pendleton (wid), ^{MD} Mrs E Edice H. Pendleton, ^{PD}
(wid) → Myrtle C. Hamlet #35,000
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