

Architectural And Historic Survey

Identification

<p>STREET ADDRESS: ← 409 Second Street, NE MAP & PARCEL: ← 33-91 CENSUS TRACT AND BLOCK: ← 3-504 PRESENT ZONING: ← R-3 ORIGINAL OWNER: ← James S. Leitch ORIGINAL USE: ← Residence PRESENT USE: ← Residence <i>Catharine</i> PRESENT OWNER: ← Laurence E. & Catherine G. Richardson ADDRESS: ← 409 Second Street, NE ← Charlottesville, VA</p>	<p>HISTORIC NAME: ← James S. Leitch House DATE / PERIOD: ← 1892 and 1975 STYLE: ← Vernacular HEIGHT (to cornice) OR STORIES: ← 2 Storeys DIMENSIONS AND LAND AREA: ← 50' x 104' (5200 sq. ft.) CONDITION: ← Good SURVEYOR: ← Bibb DATE OF SURVEY: ← Summer 1979 SOURCES: ← City Records ← Laurence E. Richardson</p>
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ARCHITECTURAL DESCRIPTION

This late 19th century two-storey weatherboarded house on a low brick foundation was enlarged and modernized in 1975. Originally it was L-shaped: a 3-bay, single-pile Virginia I-house with a 2-storey rear wing. Later a one-storey wing was added behind the original wing. In 1975 the latter was enlarged to two storeys and extended beyond the width of the original wing connecting it to the main section. The result is an irregularly *shaped* 2-storey house. It is painted pale yellow with white trim. It has a low-pitched gable roof with an additional central gable, and the rear wing's roof continues as a shed roof over the side extension. The roof is covered with asphalt shingles and has projecting eaves and verges, boxed cornice with returns, and a wide cornice board. There is a capped interior end chimney at the north end of the front section and another chimney between the front section and the original wing. Some of the original double-sash, 1-over-1 light windows with plan trim remain, but those on the facade have been replaced with single-light casement windows. There is a pair of windows in each side bay of the facade. Windows at the second level are somewhat shorter. A one-storey entrance porch covers the central bay of the facade. Its medium hip roof is covered with asphalt shingles and has a central gable and boxed cornice with returns. It is supported by four chamfered square posts with iron pipe railing. The original porch floor has been replaced with brick. The 4-paneled entrance door has 3-light sidelights over panels and a 4-light rectangular transom. There is an open deck at the rear of the house.

HISTORICAL DESCRIPTION

In 1891 the heirs of Dr. James A. Leitch deeded the northern portion of the Leitch-Munday lot to James S. Leitch (City DB 3-29). Tax records show that he built this house the following year. It remained in the Leitch family for 40 years before being purchased by the Charlottesville Perpetual Building and Loan Co. in 1932 (DB 76-298). J. H. and Lucy H. Irving bought it in 1935 (DB 85-107) and used it as rental property, as did Dr. Charles W. Hurt who bought it in 1966 (DB 273-551) and Don E. Burch who bought it in 1974 (DB 354-23). Eric M. and Bertie D. Heiner bought the house in 1975 (DB 363-116), enlarged and totally renovated it, and sold it to ~~the present owners~~ in 1978 (DB 396-551).

Additional References: City 19-442, 68-72, 90-267; WB 9-33.

Laurence E. and
 Catharine G. Richardson

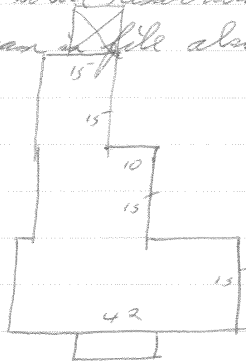
409 2nd

396-551	Lawrence E & Catherine B. Richardson	1978	\$93,500	plat 273-551
363-116	Eric M & Bertice D. Hemen	1975	24,500	"
354-23	Ron E & Esther C. Busch	1974	20,500	"
273-551	Char. Wm Hunt	1966	9,300	
WB9-33	Sue Dwing, Phillipa, et al	1961		
90-269	Lucy H. Dwing			
55-10	J.H. & " "			

1-fam, 3/4 base, 7 rooms, 2 1/2 baths
 brick found, wood siding, metal gable
 c. 1870

~~completely remodeled 1976~~
 good const.

1975 - extension of 2nd story, addition of bath, rear porch replaced,
 almost total renovation
 see diagram & file also



1707 Sanborn, 1896



5/8 roof

Litch 1892-1932 = 40 yr

Dwing 1935-1966 = 31 yr (rental property)



409 NE 2nd Street