

# Architectural And Historic Survey



## Identification

STREET ADDRESS: 1700 Chesapeake Street  
 MAP & PARCEL: 55A-128  
 CENSUS TRACT AND BLOCK: 3-110  
 PRESENT ZONING: R-2  
 ORIGINAL OWNER: Charles T. Fansler?  
 ORIGINAL USE: Residence?  
 PRESENT USE: Residence  
 PRESENT OWNER: Michel Van Yahres  
 ADDRESS: 107 East High Street  
 Charlottesville, Virginia

HISTORIC NAME: Fansler House  
 DATE / PERIOD: 1888, c. 1914, c. 1929, 1979  
 STYLE: Vernacular  
 HEIGHT (to cornice) OR STORIES: one storey  
 DIMENSIONS AND LAND AREA: 126.84' x 168.6' (21,385 sq. ft.)  
 CONDITION: Good  
 SURVEYOR: Bibb  
 DATE OF SURVEY: Spring 1980  
 SOURCES: City/County Records  
 Michel Van Yahres  
 Sanborn Map Co. - 1920, 1929

## ARCHITECTURAL DESCRIPTION

This is a very humble one-storey vernacular structure of indeterminate age. The oldest part was two bays wide with an interior end chimney and probably contained only one room. A one-bay addition at the western end in the 1890's made it three bays wide with an off-center interior chimney. Then a two-bay wing was added one bay at a time at the eastern end, and later a large addition was built covering the eastern half of the rear (south) elevation. The latter section has a separate gable roof paralleling that of the older section. The older part of the house is set on a low brick foundation, but the slope of the land makes the basement of the southern addition above ground. Wall construction is of frame covered with stucco, now painted very light beige with green trim. The house is five bays wide. The southern addition makes the eastern half double pile, while the western half is single pile. Both gable roofs are low pitched with projecting eaves and verges and are covered with standing-seam metal, now painted reddish brown. The older section has a boxed cornice, while the newer one has exposed rafter ends. In addition to the small capped chimney in the oldest portion, there is a central chimney in the southern section. Windows are double-sash, 2-over-2 light on the facade and 6-over-6 light elsewhere, with architrave trim. Verandas cover the western three bays of the facade (the entire 1890's facade) and the western half of the rear elevation. Their shed roofs are covered with standing-seam metal and are supported by chamfered square posts with heavy cornice brackets from the Antrim house at 202 E. High Street used as porch brackets. There is no frieze or balustrade. The entrance door in the center bay of the facade has two lights over two panels. Interior walls and ceilings in the older sections are of vertical finish wooden planks. The present owner has moved several partitions and has removed all of those in the southern section. A new 2-flight open stair in the SW corner of the southern section gives access to the basement. The ceiling has been removed from the room at the eastern end of the northern section, exposing an attic window in an older portion of the house.

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*Architectural*  *And Historic*  
*Survey*

*Graphics*



# LANDMARK



# SURVEY

*annexed*

## IDENTIFICATION

Street Address: *1700 Chesapeake St*  
Map and Parcel: *35A-125*  
Census Tract & Block:  
Present Owner: *Michel Van Yabres*  
Address: *107 E High St*  
Present Use:  
Original Owner:  
Original Use:

## BASE DATA

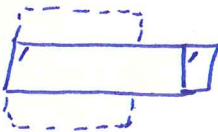
Historic Name:  
Date/Period:  
Style:  
Height to Cornice:  
Height in Stories: *1*  
Present Zoning: *R-2*  
Land Area (sq. ft.): *126.84 x 168.6*  
Assessed Value (land + imp.):

## ARCHITECTURAL DESCRIPTION

## HISTORICAL DESCRIPTION

*1920 Sanborn map;*

## GRAPHICS



## CONDITIONS

## SOURCES

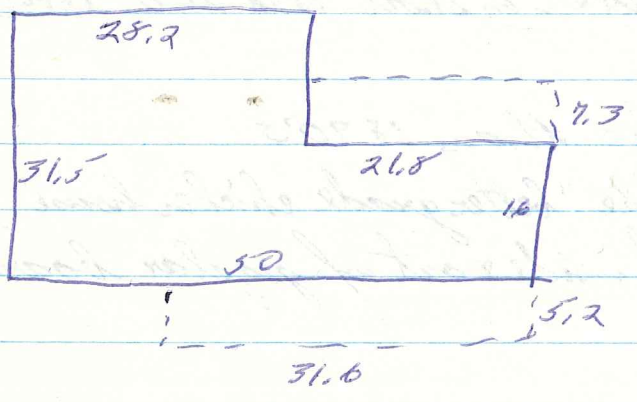
1700 Chesapeake

✓

396-54 Michel Van Yahres 1978 #13,500 plat ADOB 58-260  
ADOB 207-101 Riverwind Cem Corp "

cheap construction  
poor condition  
old

5 rooms, 1 bath  
brick found, stone <sup>over frame</sup> walls, metal gable roof, plaster, pine floor  
8/79 - currently refurbishing  
(annexed for 1963; was plat 47A-55)



- office 5-4734

Mr  
Van Yabres  
5-2707

was it moved?  
from The Farm?  
what used as?  
who knows?  
1st-hand, rem self?

"not that old" each side central (he did deed trace too)  
orig 1800's, 1914, 1929  
|  
center prof,  
facing Chen away fr Chen

changed interior & a lot of exterior work

ridge board — center section does not  
tradition: Mrs Morris on Short 18th lived there

Martin: no older than 1890's  
built like "better grade chicken house", not like residence  
boarded inside & out w/ poplar boards

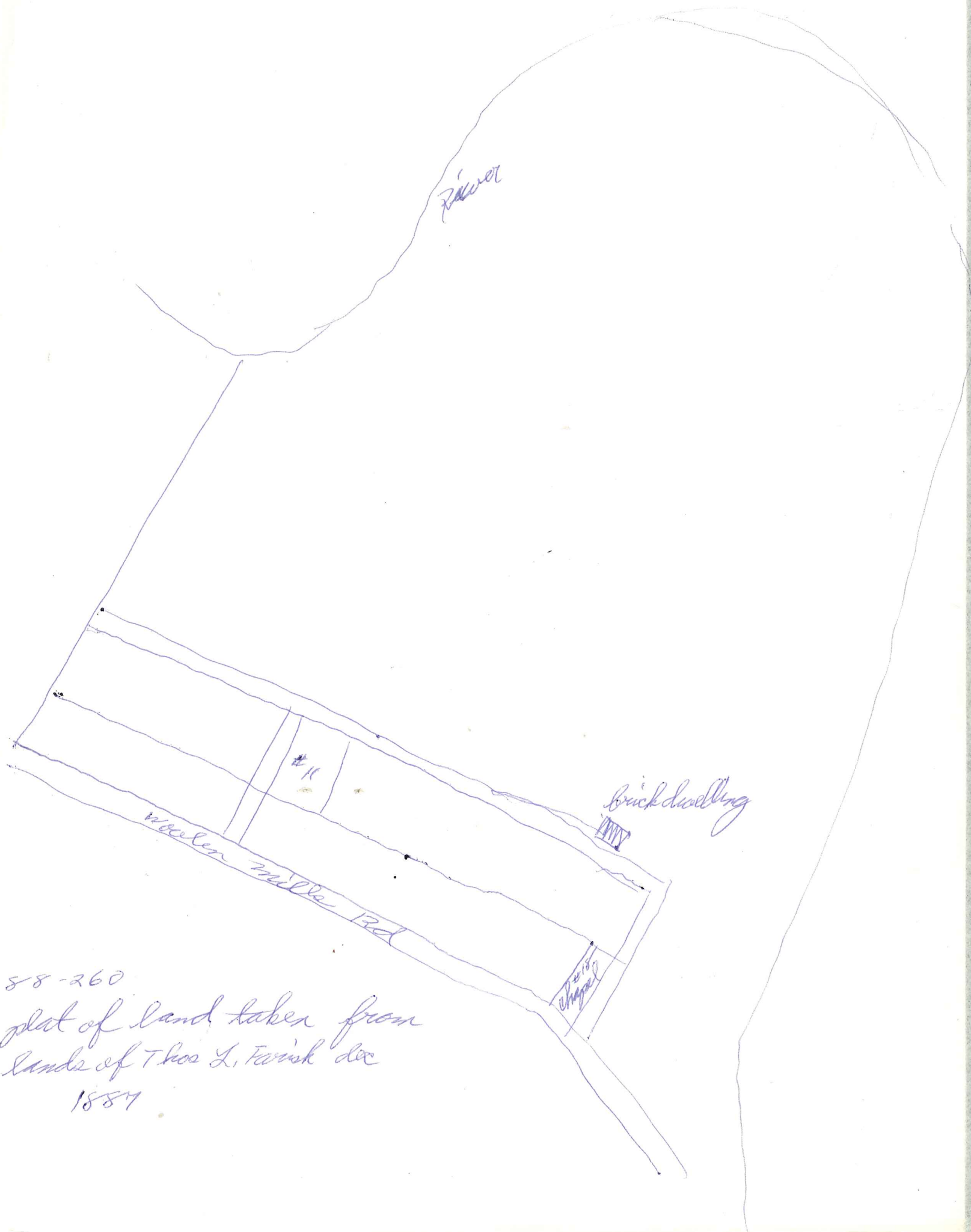
1700 Chesapeake St

- ACDB  
204-101  
10/9/1929  
Jake & Maggie Lively → Riverview Cem Corp \$2500  
lot of impts on east side of rd fr Woolen Mills to Riverview Cem, Lot 11 on plat 88-260  
same as 204-143
- 204-143  
3/16/1929  
WB & Della V. Woodward → Jake Lively \$2500  
Lot 11  
same as 196-167
- 196-167  
3/1/1927  
Wm J & Mary C Lucado → W B Woodward \$2250  
same as 119-302
- 119-302  
1/19/1901  
101-273 10/4/1892 <sup>J M Fowler</sup> Chas T. Fowler → C W Fowler  
~~Lot 11~~ Lot 11  
88-133 6/29/1887 " " → J W Marshall  
Lot 11 (incant as a mortgage)  
part of 88-132  
→ Chas T. <sup>J M</sup> Fowler → Wm J Lucado
- ~~88-132~~  
88-132  
5/17/1887  
A R Blakey & S V Southall, <sup>1885</sup> to underpled of trust for  
Thos L Farish, Julia Farish, Anna M & R L Farish  
(Chancery case of Julia Farish et al vs Sinclair et al)  
→ Chas T Fowler \$150  
2 lots, 1210 & 11



119-28      Chas T + Maggie Fandler → H A Maddox      \$500  
9/24/1900      c 1 acre "on which is situated a dwelling house & other bldgs"  
on northern margin of Woolen Mills Rd & on east side of  
Street #3 all of Lot 10 & c 1/4 of acre of Lot 11 behind it  
" (being all of 88-132) see plat 88-260, except c 1/2 acre  
on northern margin of Lot 11 sold. (101-273)

101-273      Chas T + M J Fandler → G W Fandler      \$37.50  
10/4/1892      ~~Lot #~~  
1/2 acre, part of Lot 11  
" ... & is the part on which is situated the Dwelling House"



River

Brick dwelling

Woolen Mills Rd

#11

Chapel

58-260  
plot of land taken from  
lands of Thos L. Fowik dec  
1887

NE

## Chesapeake &amp; Riverview

1888 2nd Chas Fandler 1 ac Pyrens + 0 = 80 for Julia Fandler  
 1889, 90, 91 " " + 300 = 380 Supt

1906 2nd Chas Fandler 1 ac The Farm 50 + 40 = 90  
 1905, 03, 04 " " " 100 + 50 = 150 for Chas Fandler

1898, 96, 94, 95 Chas Fandler 1 ac Woodville 80 + 300 = 380  
 " " - " Geo W " 100 + 100 = 200 for Chas Fandler for IWM

1888 Chas Fandler 80 + 0 = 80  
 1889-1898 " " 80 + 300 = 380

1895-1898 Geo Fandler 100 + 100 = 200  
 1901-1905 J W Luchado 100 + 50 = 150  
 1906 " " 50 + 40 = 90

~~1700-0300-0140~~

16  
x 50  
800

28  
x 15 1/2  
140  
28  
14  
434

1700 Ches

1-storey, L-shaped, single pile  
facade now 5-bay  
~

very flow found,

stucco (very lt ~~to~~ beige) <sup>of green trim</sup> over —

low-pitched gable roof, proj eaves & verges,  
55m (reddish brown), banded cornice (more or less)

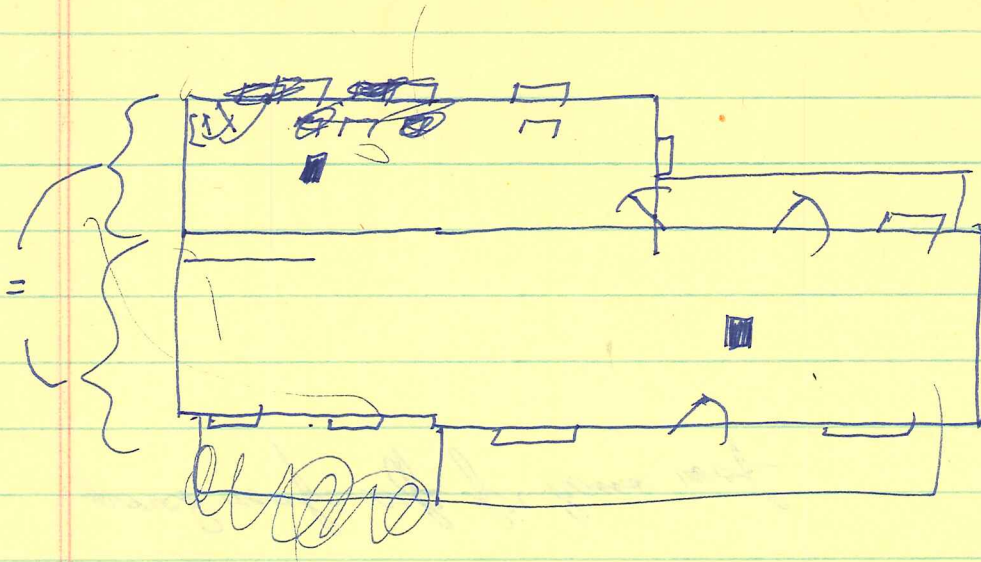
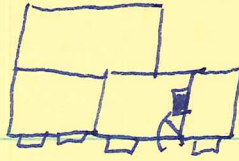
capped chim, centered, bet w 2 bays; <sup>reddly in 2nd</sup>  
another center 5 section

shed-roofed porches N & S, roof matches <sup>N</sup> low floor  
chamfered sq posts w/ antique-Daniel House  
cornice brackets as post brackets  
wooden fl. S

windows 2/2, <sup>arch</sup> plain trim  
on facade, 6/6 elsewhere

porch roofs sep fr house roof

how big is porch?  
near foundation  
present attic windows



rear section:

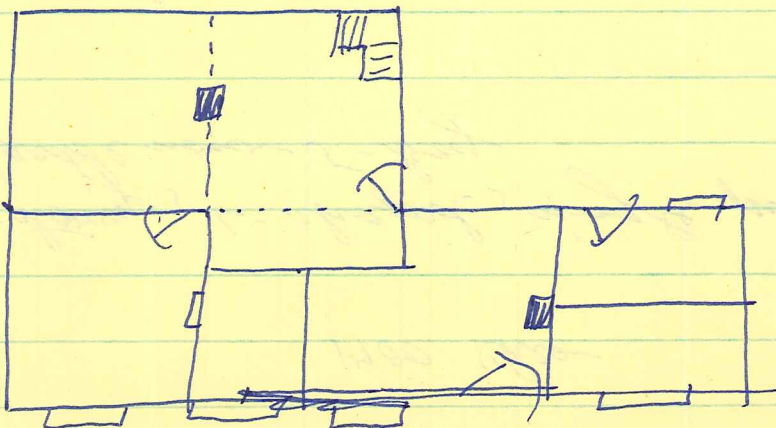
roof same pitch, exposed rafter ends  
windows 6/6, same trim  
above-ground basement w/ door, same windows  
all 1 room now

Open corner stair SW corner S section, 2-fl, 0 windows, new

front door 2 lights over 2 porches

old int partitions vert wood, wood ceilings

1-bay NE room has attic window in W wall



55A-134  
annexed 1963

# 324

R-2  
90x167

1730 Chesapeake St  
sancada

ACDB 330-27 Brill & Gladys Gatlin 1957 plat ACDB 304-504

1-5, ~~brick room~~

1-fun, ~~base~~, 6+ rooms

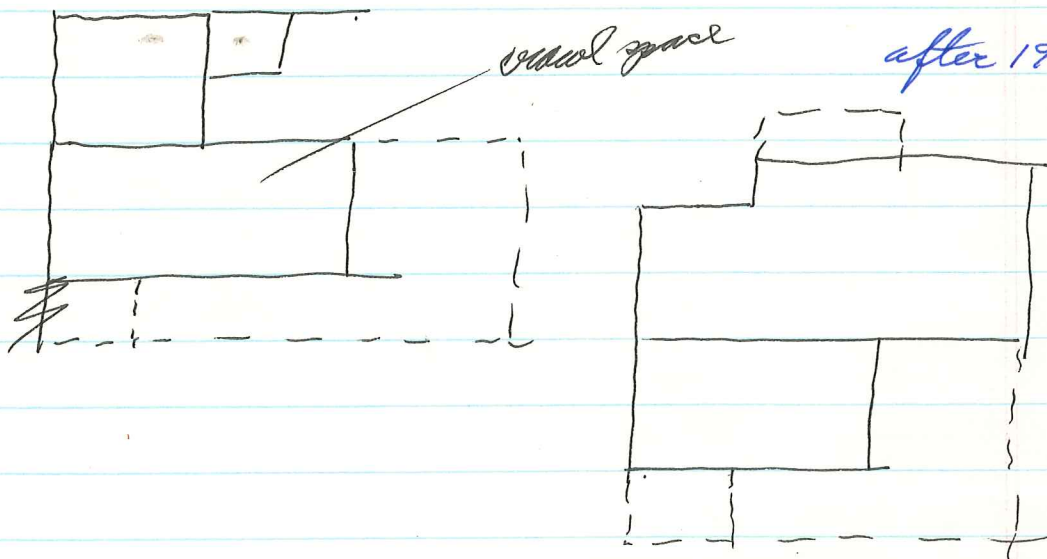
brick & some blk found, brick walls, metal hyp

"old", cheap const

1967 - addition

built

before 1967



167  
\* 70  
11640  
7

1920



metal or slate roof

### City Directories

- 1950, '43, '40, '36 Char<sup>As</sup> Brown, maintenance foreman Sh's Woolen Mills - 1730 Chesapeake
- 1938, '36 " " - E. Mkt Blvd <sup>near end</sup> - Chesapeake and
- 1937 " " - " - Chesapeake and
- 1957 1730 Chesapeake vacant
- 1958 Built C. Gallin (The Snack House) - 1730 Chesapeake

1730 Chesapeake

ACDB

\$4,750

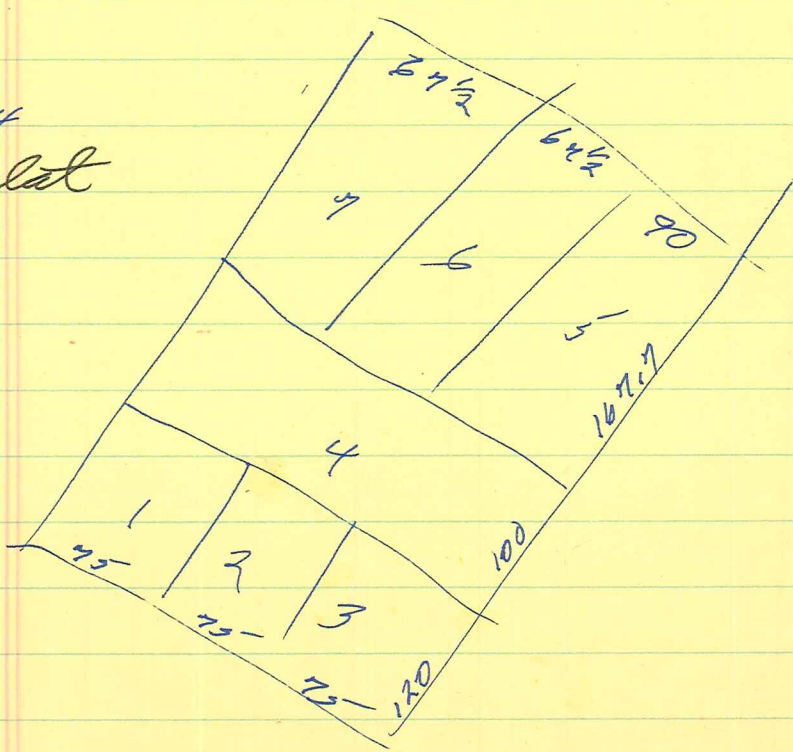
330-27 Ch'v Woolen Mills, Inc → Brett C & Gladys Gollin  
 1/23/1957 lot 167.7' on W side Steep Hill St x 90' on S side  
 Chesapeake St, L 5 on Simms plat 1953 (ACDB  
 304-504)  
 part of land → Woolen Mills for C. E. Mallory  
 1896 (105-272) & 1897 (109-327)

109-327  
~~105-272~~ C E & A B Mallory → Ch'v Woolen Mills  
 10/16/1897 several tracts, incl  
 Lot 7 on N side of rd → Woolen Mills  
 L 6 & L 7 = ACDB 94-233

94-233 Wm A & Mary M Biles → C E Mallory \$300  
 9/27/1890 1) Lot 6 on 1887 plat, 1 acre  
 same as for trustees 1888 → W W Kelly, → Biles 1889  
 2) Lot 7 on 1887 plat, 1 acre  
 same as trustees → John B. Spencer <sup>1889</sup> → Biles

105-272 incl house occupied by Mallory's fa at rear of L 6

304-504  
 1953 plat





1-5, 3-bay (7), ~~double side~~ L-shaped  
found same  
walls 7-c dm

med ~~top roof~~ <sup>gable</sup> L-shaped ~~of the gable end~~ (odd facade)  
55m, Phila, shaped rafter ends + purlins

wind sq-arched, 2/2 moulded trim + wooden sill,  
basement = size + trim  
door " (replaced)

W wind centered W half, ~~W~~ <sup>wind</sup> + door in E half,  
no trim

sent chim (front leg)  
" " prob E of sent wall?  
" " (E leg)

addn file all + proj S + W

ent porch orig bet windows only, now → W carpet;  
nearly flat 55 m high, bored out, pl fringe,  
wrought iron posts + bal, ~~to~~ some floor  
cont → E as deck

(duplexes also 7-course, ~~not~~ seg-  
but steep roof & not seg-arched)



OF CHARLOTTESVILLE

Department of Community Development

City Hall

Charlottesville, Virginia 22902

# 324

1700 Chesapeake St.

FANSLER HOUSE