

Architectural And Historic Survey



Identification

STREET ADDRESS: 1100 Locust Avenue
 MAP & PARCEL: 49-202
 CENSUS TRACT AND BLOCK: 9-107
 PRESENT ZONING: R-2
 ORIGINAL OWNER: John A. Smith
 ORIGINAL USE: Residence
 PRESENT USE: Residence
 PRESENT OWNER: M. Wade & Michele G. Tremblay
 ADDRESS: 1100 Locust Avenue
 Charlottesville, Virginia

HISTORIC NAME: John A. Smith House
 DATE / PERIOD: 1905
 STYLE: Vernacular
 HEIGHT (to cornice) OR STORIES: 2 storeys
 DIMENSIONS AND LAND AREA: 75' x 143' (10,725 sq. ft.)
 CONDITION: Good
 SURVEYOR: Bibb
 DATE OF SURVEY: Spring 1980
 SOURCES: City/County Records
 M. Wade Tremblay
 Sanborn Map Co. - 1929, 1969

ARCHITECTURAL DESCRIPTION

This farmhouse appears to have grown from a 2-over-2 room brick house without a central hall. It is now a 2-bay, double-pile, side-hall-plan house with a large two-storey rear wing covering the original portion of the main block. It is set on a low foundation. Construction is of brick, laid in 6-course American bond in the original portion of the main block and in stretcher bond in the newer portion and in the wing. A cross-shaped, medium-pitched gable roof shelters the main block, the ridge over the original portion running from east to west and the one over the side hall addition intersecting it. It is covered with asphalt shingles and has projecting eaves and verges, boxed cornice, cornice brackets on the facade and south side, and a plain board frieze. The original east and west gables are weatherboarded; the newer north and south ones are covered with wooden shingles. There is a capped chimney centered between the original rooms and a small exterior end chimney on the north side. Windows are double-sash, 2-over-2 light, with wooden sills, plain surrounds, and green louvered shutters. Those at the first level are segmental-arched. A one-storey veranda covers the facade. It has a medium-pitched hip roof covered with asphalt shingles, with boxed cornice, plain frieze, four square posts, no balustrade, and a brick and soapstone floor. The entrance door is in the northern bay of the facade. This is the portion that was added later. The original entrance in the southern bay has been replaced with a window. The two-storey rear wing is set lower than the main block and also has lower ceilings. It has a medium pitched gable roof with boxed cornice and plain frieze. The gable end is covered with wooden shingles. Windows match those in the main block. There is an entrance porch on the south side of the wing with a shed roof with boxed cornice, plain frieze, square piers, and brick and concrete floor. The wall is faced with white wooden board-and-batten siding within the entrance porch. A 2-storey L-shaped back porch originally covered the northern side of the wing and the eastern side (rear) of the newer portion of the main block. The part along the wing has been removed and replaced with a soapstone terrace.

HISTORICAL DESCRIPTION

John A. Smith purchased several large tracts of land from the Locust Grove Investment Company in 1904 (ACDB 129-403). Tax records indicate that he built the original portion of the house the next year. The Sanborn map shows that additions had brought it to its present form by 1929. Smith operated a dairy farm on the property. In the division of Smith's estate in 1925, this property was awarded to his son Willie H. Smith (ACDB 192-71). After he retired from farming, he sold most of the land in 1941, the year before his death (ACWB 36-576). His widow continued to sell off lots, but kept the family home. Her grandson James R. Harlow bought it from her estate in 1973 (City WB 17-53, DB 350-519), but sold it the next year to James F. Jones (DB 355-579) who further subdivided the lot and renovated the house. Robert M. and Althea Stewart bought the house in 1974 (DB 361-307) and sold it in 1976 to William L. and Linda S. Bressler (DB 374-575), who sold it to the present owners in 1978 (DB 393-722). They have converted the 2nd storey into a separate apartment.

SIGNIFICANCE

This vernacular farmhouse stood north of the Locust Grove subdivision on a 235-acre farm.

LANDMARK



SURVEY

annexed 1963

IDENTIFICATION

Street Address: *1100 Locust Ave*
Map and Parcel: *49-202*
Census Tract & Block:
Present Owner: *Tremblay*
Address: *same*
Present Use:
Original Owner:
Original Use:

BASE DATA

Historic Name:
Date/Period: *1905*
Style:
Height to Cornice:
Height in Stories: *2*
Present Zoning: *R-2*
Land Area (sq. ft.): *75 X 143+*
Assessed Value (land + imp.):

ARCHITECTURAL DESCRIPTION

HISTORICAL DESCRIPTION

GRAPHICS

CONDITIONS

SOURCES

1100 Locust Ave

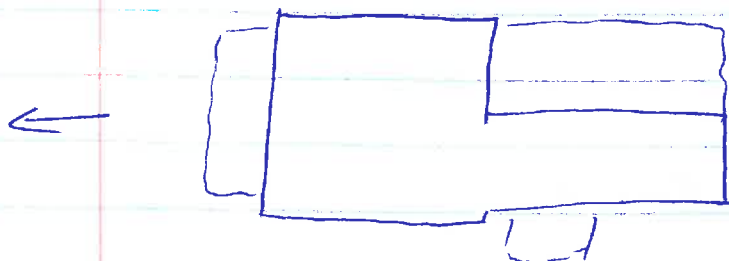
393-722	M. Wade & Michele B. Tremblay	1978	\$61,900	plat 361-308
374-575	Wm L & Linda J. Bressler	1976	56,000	"
361-307	Robt M & Althea H. M. Stewart	1974	48,600	"
355-579	James F. Jones	"	22,000	244-324
350-519	James R. Harlow - grandson?	1973	15,000	
WB 14-53	Sallie Smith est	1971		
ACWB 36-586	" "	1942		ACDB 252-286-287

old

* sing fam + apt, 9 rooms, 3 baths, cellar
 brick found & walls, ash shingle gable roof
 good const

1978 upstairs apt

1974 remodeling



MC

Tremblay
6-8740

c 100 yr old, near later
dairy farm to river, Smith
milk house there
into 25' x 25' blocks in Depression
renovated c 8 yr ago - plumb, roof, wire, insulate
apt upstairs, ~~to~~ stair to upstairs porch

stairs ~~to~~ in each section? locations

City Dir.

- 1970 Betty Dilla (motel desk clerk) - 1600 Amber St
1977 phone - Pantaya - 3-4982
- " Clyde (plumber helper) & Catherine H. Bingler - 1210 King St
1977 phone - Clyde - 1208 King St - 3-5564
Catherine H - 916 David Ave - 3-8193
- " James & Claude Harlow n.l
- " James R (w/old - Stromberg) & Betty Harlow - 1100 Locust Ave
1977 phone - James R - Dahlman Trailer Ct - 973-3400
" C.H. - 707 Mont. Ave, - 5-5684

bought house

see

L. Ella Smith - end Locust Ave ('53)

1100 Locust Ave

#1520

350-519
9/4/1973

Downing L. Smith, exec Sallie H. Smith est → James R Harlow
140' Locust Ave, part of Lot 85 on plat ACDB 252-286
see plat w/ 244-324+327, 1963, Smith → Bondt
(ref to will)

344-327

corner Locust Ave & Smith St, house sketched in
~~(not sure house has been sold)~~
also = part of lot 85 on orig Locust Grove plat
ACDB 252-286 to 289
1963 plat - says ACWB 36-526
ACDB 252-286
(also buy adj lots ACDB 333-439, 344-500)

ACDB
252-286
1941



owned by Willie H. & Sallie H. Smith
ACDB 192-71 - 12/31/1925 - deed of partition w/ Nettie J. Burgess
inherited from fa. John A. Smith (ACWB 32-358)
Tracts: I 129.67 ac Feb 1899 113-122 ← all west of Locust
* II 80 ac " " 1904 129-403, NW of I
III 25 " " " " " N of II Bel Coleman & Fawcett
x IV Lot 10 plat 125-305, for Ben B Marshall, 1905, 130-333 E Locust, S End
x V 197-97, L 324 of plat 125-305 lot St Clair & Coleman

129-403

Locust Grove Investment Co → John A Smith

2700

12/22/1904

125 acres

350+ " - begin at old gate at end of Locust Ave, a corner to the Mill Field, w/ stone fence N to Wm Hotopp, E w/ line to Rivanna, w/ Rivanna to North of branch . . . N of St Clair to 3rd St, W w/ 3rd St to start

3) Lot 6

city
W 1317-53

will of Sallie H. Smith - 1957, prob. 1973, dec 5/24/71

"what remains of a farm lying mostly in Alb Co", "a large portion" of it sold late 1941; prob dec 1942 & left rest to her; she has sold off lots

see plat ACDB 252-286 to 289

257

heirs (local only)

Betty Harlow Dilla, 37, gedon, 1100 Locust Ave

Claude Howard Harlow, Jr, 35, gwyn, state penitentiary

James R. Harlow, 34, " , 1100 Locust Ave

Catherine Harlow Binger, 32, gedon, 1210 King St

(gwyn b 1930's & 1940's, i. Wm Smith's chn b c 1905-1920, so rear wing prob built for his fam.)

Tax - 1100 Locust

1906	Zindel v John A Smith	(X) 106.80 on KB	2662 + 1100 = 3762
"	"	(Y) 111 " "	1646 + 130 = 1776 corrected by survey
		35	
1905	" "	(a) 25 " "	500 + - = 500
"	" "	(b) 129.07 " "	2205 + 129 = 2334
"	" "	(c) 81.80	1630 + - = 1630 for KB2 Co
	(last one listed)		

$y = b$
 $x = a + c$

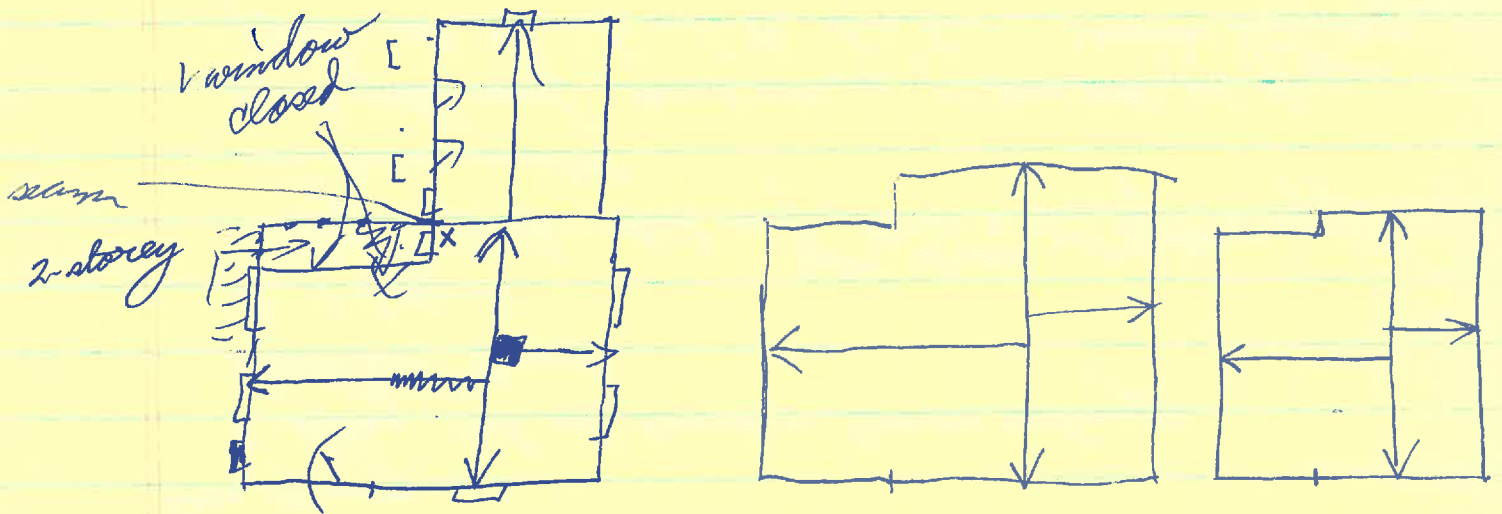
} my theory
 (see also 1925 deed)

1630 (a)
 500 (b)

 2130 (X)

1100 Locust

2-storey, 2-bay, double pile w/ rear wing



S bay (2/3 facade) ^{W side + bit}; 6-c am, window was door
(now has white concrete spandrel + long shutter)

N bay ^{W side + E}; stretcher

low brick found.

roof: gable (see sketch), black ^{asphalt} shingle; med pitch

E+W gables W8 (or alum)

N+S " wooden shingle

proj eaves + verges, box cornice, brackets (cont above cornice into gables), plain board frieze ^{W+S only}

N add'n looks newer than rear

new capped sit end chimney (new, for furnace)
int capped chimney

windows 2/2, plain trim, ~~some bit~~ wooden sills
seq arched at 1st level - new door too, old door not, prob
had brass
dark green lowered shutters

veranda: med hip roof, asphalt shing, boxed cornice,
pl frieze, sq pier (+), 0 bal, brick & soapstone floor

Rear Wing

2-storey, but set lower & lower ceilings
strutcher band

2 bays

1-bay porch: shed roof, brick & ~~one~~ ^{boxed cornice, pl frieze} 2 sq piers,
windows match

med gable roof, boxed cornice, 0 brackets, pl frieze
porch wall & wide white b & b } wooden shingled gable
basement

N - irreg fen, signs of 2-storey porch
(brick & soapstone terrace now fills all

~~1929~~

concrete block milk house

cornice cont across gables
brackets only W facade + S

~~1929~~

1929 Sanborn

834 - ~~5 foot porch removed, side only fr end of facade by
back to rear of side bay, - same 1969 - owner can
outbldgs replaced bet 1929 & 1955~~ *prove 1969 map is wrong*

49A-202

1100 LOCUST AVE.

1888 → 1908 (assessor)



orig Smith
res.

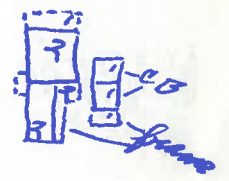
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~~1929-55~~

1929-55

Sanborn map



owner: Sallie Smith (est.)
1100 Locust Ave.

c. 1970

1100 Locust Ave.