

Architectural And Historic



422

Survey

Identification

STREET ADDRESS: 722 Locust Avenue
MAP & PARCEL: 51-71
GENSUS TRACT AND BLOCK:
PRESENT ZONING: R-2
ORIGINAL OWNER: Bessie S. Eddins
ORIGINAL USE: Residence
PRESENT USE: Rental Property (Residence)
PRESENT OWNER: James L. & Etna V. Shelton
ADDRESS: 321 Monticello Road
Charlottesville, VA 22901

HISTORIC NAME: Eddins-Fishburne House
DATE / PERIOD: 1898
STYLE: Victorian
HEIGHT (to cornice) OR STORIES: 2 storeys
DIMENSIONS AND LAND AREA: 75' x 150' (11,250 sq. ft.)
CONDITION: Good
SURVEYOR: Bibb
DATE OF SURVEY: Spring 1982
SOURCES: City/County Records
Sanborn Map Co. - 1907, 1920

ARCHITECTURAL DESCRIPTION

This picturesque 2-storey brick house exhibits extremely irregular massing with projecting bays, a tower, and a large rear wing. It is set on a high foundation of brick laid in 5-course American bond. The walls are veneered with brick laid in 5 course American-with-Flemish bond. The high-pitched hip roof is T-shaped with steep pedimented gables centered on the north side and over projecting bays on the facade and south side and an extension of the hip roof over a rear projecting bay. The roof is covered with standing-seam metal and has Philadelphia gutters, projecting eaves and verges and a boxed cornice, except for two short sections in the southwest corner which have shaped rafter ends. The brick (possibly pressed brick) in the north and west gables is not painted white. The south gable is covered with patterned metal. Attic windows (circular-headed on the facade, triangular-headed on the north, and rectangular on the south) have been replaced with louvered air vents. There is an interior end chimney with stringcourse and heavy corbelled cap on the facade and two other smaller capped interior chimneys. Windows are double sash, 1-over-1 and 2-over-2 light, some with moulded trim. They are about the same height at both levels. Some are jack-arched. There are narrow paired windows in the projecting bay on the facade. Basement windows have been bricked up. A 3-storey rectangular tower projects from the southwest corner between two projecting bays. Above the cornice, the corners of its third storey are chamfered, giving it the shape of an elongated octagon. The third storey may be of pressed brick, and it is now painted white. Its circular-headed double-sash windows have been replaced with louvered air vents. The tower has a tent roof covered with standing-seam metal with a boxed cornice. There is no finial or cresting. A one-storey veranda covers the center and northern bays of the facade, and the center bay projects beyond the projecting southern bay of the facade. Most of the porch has been enclosed with 12-over-12 light windows, and its entrance is flush with the projecting bay. The small has a low-pitched hip roof covered with composition shingles with a boxed cornice and plain frieze. The small section that remains open has square posts set on a brick balustrade. The porch has a tile floor and concrete steps. The original entrance door has seven panels with moulded rails and a half-round transom under a round arch. A 2-storey rearwing in the northeast corner contributes to the irregular massing. It has a very low-pitched hip roof with boxed cornice and plain frieze. Brickwork and windows match those in the main block. A 1-storey shed-roofed back porch behind the projecting bay of the main block originally filled in that corner but was later replaced with a larger porch with sleeping porch above that wraps part way around behind the wing.

HISTORICAL DESCRIPTION

Bessie S. Eddins (Mrs. S. A. Eddins) bought this lot in 1896 (ACDB 106-105) and built a house there in 1898, according to tax records. The rear wing may be original or may have been added sometime before 1907. Dr. J. D. Smith bought the house in 1901 (ACDB 121-60) and sold it in 1905 to Judge John M. White (ACDB 130-86), from whom Mary L. Fishburne (wife of Judge John W. Fishburne) purchased it in 1909 (ACDB 130-86). The Fishburnes lived there for about thirty years. Mrs. Fishburne sold the house in 1941, and it had five owners in fifteen years (City DB 107-440, 118-426, 150-176, 168-338, 170-334) before being purchased by James L. & Etna V. Shelton in 1956 (DB 189-427). The house has been divided into three apartments and is used as rental property.

75' x 150'
R-2

722 Locust Ave

321 Mont. Rd.
Etna

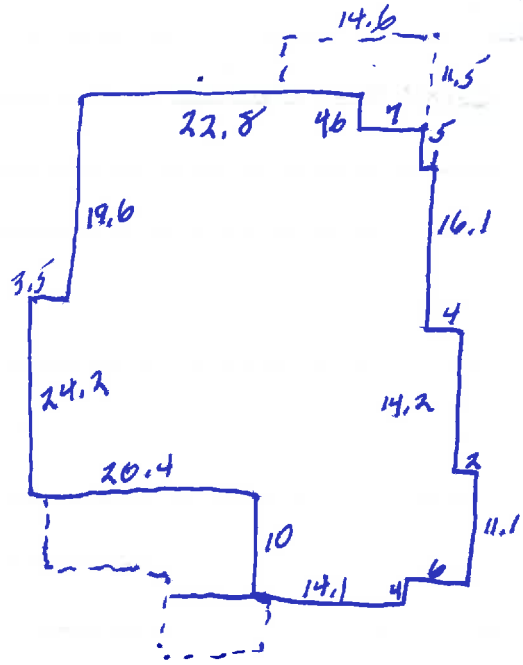
- 189-427 Joe & Etana V Shelton 1956 (fam)
- 170-334 Nancy & Johnson 1953
- 168-338 Mary Hudson Hayward 1952
- J. Randolph Coleman

plat 147-452

" ACDB 107-266

2-story, 3-fam, 0 basement, 11 rooms, 3 baths
built 1920, ave concrete

0 fireplace
brick found, com. brick walls, metal lugs



Eddins-Fishburne house

- 1898-1901 = 3 yr - Eddins
- 1919-1941 = 22 yr - Fishburne
- 1953-1982 = 29 yr - Shelton

1953 City Dir - Nancy Johnson - 722 Locust Ave - 2 apts

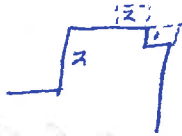
1962 " " 1402 Hazel

" '70 3 rented apts 722 Locust

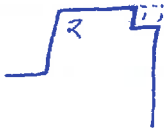
1910-11, '14-15 - John Wood Fishbein - Locust Grove Ave

1920 Sanborn - same as now, w/ 2-story back porch extending beyond wing

Feb " "

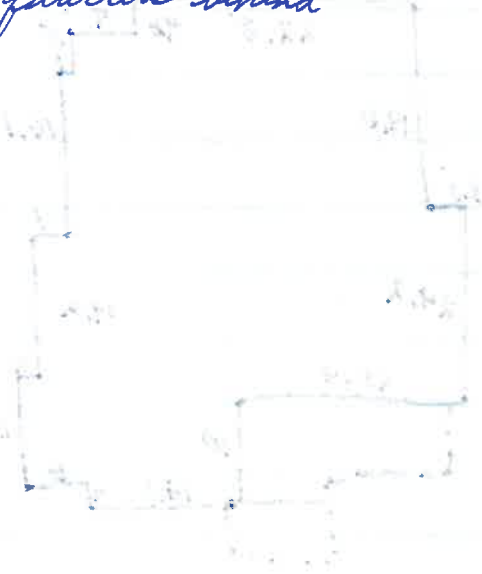


1907 " "



brick veneered

2-3 row's quarters behind



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722 Locust Ave

- 168-338 J Randolph & Nellie T. Coleman, A Clayton & Louise N Coleman
 12/11/1952 → Mary Hudson Hayward \$14,500
 75' x 150' Locust Ave, Lot A on plat 147-452,
 SE 1/2 Lots 6, 7, & 8 of Block 19 on L&I Co plat AEDB 107-266
 same as 150-176
- 150-176 Eva L Austin, wid → J Randolph Coleman & A Clayton Coleman
 5/1/1950 part of 118-426
- 118-426 Emma B. McLoy, wid → Wm M & Eva L Austin \$3500
 12/12/1944 2 adjoining lots w/ bldgs
 150' Locust x 150' to alley, Lots 6, 7, & 8
 same as 107-440
- 107-440 Mary L. Fishburne, wid → Emma B. McLoy ~~107-440~~
 8/14/1941 Lots 6, 7, 8...
 AEDB 130-86, 5/3/1905, Lot 6 + 1/2 7 fr J M White
 City DB 33-216, 7/9/1919, " 8 + 1/2 7 fr Dr J A Colvin
- 33-216 Dr J A & Annie E Colvin → Mrs Mary L Fishburne \$1200
 7/9/1919 75' on Locust 150, adjoins Tillman
 same as AEDB 140-407, 9/7/1909, fr RB Adams
- AEDB John M & HF White → Mary L Fishburne \$4,500
 130-86 brick dwelling on east side Locust Ave
 9/7/1909 same as 130-33
- 130-33 Dr J D & Florence W Smith → John M White \$5,500
 1/14/1905 same as bought fr Bessie T. Eddins
- 121-60 Bessie S & SA Eddins → J D Smith \$1750
 7/1/1901 lot in Locust Grove addn 75' x
 same as 106-105, 5/4/1896, fr L B Swola

Tax

1917	Dr J A Colvin	Laurel Grove	300 + 0 = 300
" , 16	Mary L Fishburne	"	500 + 2500 = 3000
1897, 98	Bessie Eddins	" "	125 + 0 = 125
1899, 1900	" "	" "	" + 750 = 875 <i>impts added</i>
1909	" "	" "	" + 1000 = 1925
1905	John M White	" "	" " " <i>fr Dr J D Smith</i>
1910	Mary L Fishburne	LB #41	250 + 1500 = 1750
1911, 15	" "	" "	500 + 2000 = 2500
1916	" "	" "	" + 2500 = 3000

722 Locust Ave

2-story, 3-bay, ~~double~~ ~~as~~ ~~single~~ ~~pitch~~
high found - brick, 5-c am
walls 5-c am - w/ - Flem

steep hip roof w/ ^{step} ped gables over proj^s pav ~~end~~ of facade,
centered on N, over proj bay rear S side; brick in gable now
painted white; circular headed (facade) & triangular headed (N) & rect (S)
at the window; replaced w/ lowered vents; gable patterned ~~in~~
55m, Phula gutters, proj lower edge, boxed cornice
hipped estn of proj bay S side rear
chaped rafter ends SE

windows 2/2 & 1/1, some moulded wooden sills, same bot
narrow paired 1/1 proj bay of facade & beside it in end of tower
in tower ^{on N side} gark arched at 1st level & ~~straight~~ ^{single} arched at 2nd

int end chim w/ stringcourse & heavy corbeled ~~est~~ cap
bet 1st 2 bays facade; int copped chim rt; copped int
end chim int rear

1-2 porch (now ~~of~~ encl w/ 12/12

covers N bay & proj fr center bay facade;
low hip roof (comp shing^g), boxed cornice, pl. frieze
or posts on brick bal in remaining section; tile floor; one step
orig ^{moulded} ^{arched} cent bay 7 ~~no~~ panels w/ moulded rocks, half-round
transom

present ent in cent bay flush w/ proj bay (still proj some
fr rest of porch); 7 1/2 panels, sidelights, multi-light trans,

3-storey
sect tower proj frst side by bet 2 proj bay.
above cornice, corners of 3rd level are chamfered,
making elongated octagon



3rd level painted white, may be pressed brick, or may gables
circular headed double-sash window^s replaced w/ lowered
vent

55m tent roof, boxed cornice, no cresting or finial

basement windows 5 bricked up

orig 2-storey rear wing
brickwork, windows same

^{orig} low hip roof, 55m, boxed cornice, pl frieze
~~capped at chim 5 bet it & main block~~

fills in NW rear corner, set back at side & proj beyond
at rear

← back porch w/ sleeping porch above behind ~~to~~ main block
& proj beyond wing & extends around it to center of rear
elevation

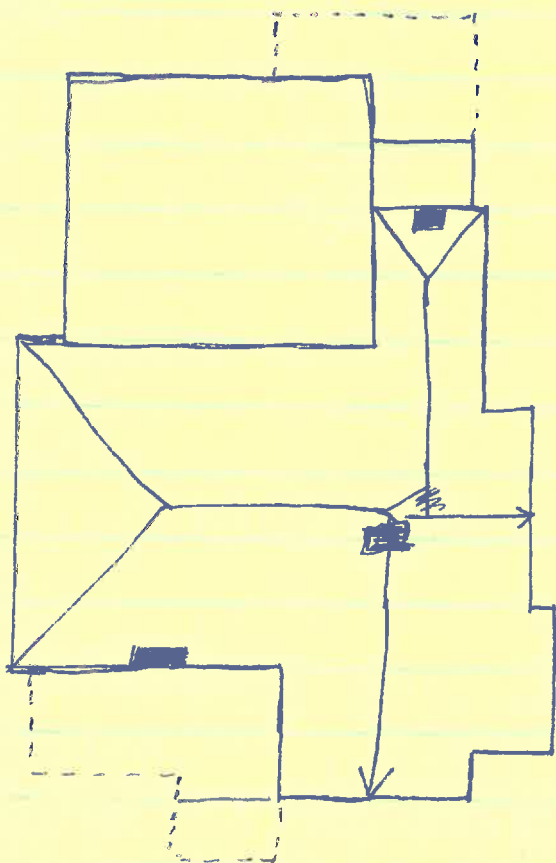
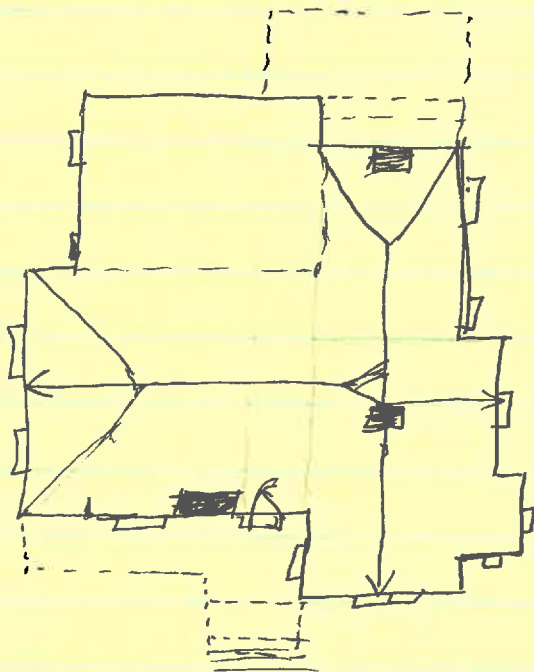
~~same~~ roof, 55m

sleeping porch now more fully encl w/ vertical siding
above paneled balustrade

sq pillars at 1st level, 0 bal

later addn replacing 1-storey porch that simply filled in corner

8 rooms + porch?



City Directories

722 Locust

1924 - John W Fishburne, ^{plb} clk circuit Ct, 722 Locust

1931, 36 - Hon " " (Mary L) "

1940 - Mary L " (wid John W) - 1700 SPA

Junius R " 722 Locust

