

LANDMARK



SURVEY

Thompson Fall 1977

IDENTIFICATION

Street Address: 734 Locust Avenue
Map and Parcel: 51-73
Census Track & Block: 3-307
Present Owner: Ruth B. Davis
Address: 734 Locust Avenue, City
Present Use: Residence, Single-family
Original Owner: S.A. Eddins
Original Use: Residence

BASE DATA

Historic Name: Eddins-Tilden House
Date/Period: 1901
Style: Victorian
Height to Cornice:
Height in Stories: 1½
Present Zoning: R-2
Land Area (sq.ft.): 13,125
Assessed Value (land + imp.): 34,100

ARCHITECTURAL DESCRIPTION

The Eddins-Tilden House is a typical example of the Victorian Gothic-cottage style as popularized by A.J. Downing in the late nineteenth century. Elements such as the gabled extensions, overhanging eaves with shaped rafter-ends, and turned pendules decorating the gable overhang, are all derivative from the Downingsque style, as is the veranda or porch that wraps around one corner of the house. Basic form of the house is that of a near square with four projecting ells - one to the right side of the facade, one each to the rear of either side, and a large kitchen wing on the rear diagonally opposite the facade extension. The main block is covered with a steep-pitch hip roof (with very short ridge), while extension roofs are gabled, with one plane of gable being an extension of a plane of the main hip slopes. The roof was originally covered with slate, which was replaced with the existing tin by the present owner's father. A later, single-storey bedroom addition abuts the rear next to the kitchen and is covered with a nearly-flat, shed roof. The house has three exterior, gable-end chimneys, one each in the side and rear ells, with a fourth interior side chimney on the Hazel Street side. Construction is brick with American bond. Building height is 1½ storeys with both dormer and gable-end windows lighting the upstairs. Main floor windows are one-over-one-light sash type with segmental-arch lintels. A single-storey veranda or porch stretches across the Locust Avenue facade and along the Hazel Street side to terminate against the gabled extension there. Square posts with chamfered corners support the porch roof.

HISTORICAL DESCRIPTION

When the Locust Grove Investment Company subdivided the Locust Grove property (Plat Co. DB 107-266), Judge John M. White bought not only the main house with some 14 acres, but also in 1895 lots 9 and 10 (Co. DB 104-93). In 1901, White sold the two lots to S.A. Eddins (Co. DB 121-113) who paid \$900 for the lots and then borrowed an additional \$1600 to help finance the house he was building (Co. DB 121-116). A small rectangular stables/carriage house, behind the residence and opening onto Hazel Street, was probably built also at this time, as tax records show no buildings on the site prior to 1901. The next year, August 1902, Eddins sold the house and lot to B.R. Lester (Co. DB 124-17). After an additional transfer (Co. DB 129-100), ownership passed to Nannie T. Tilmans (Co. DB 138-169), who with the exception of a six-year period (1928-34) owned the house until 1946. At that time, the present owner's father, Walker L. Bunch purchased the property from the Tilmans (City DB 125-350). Mrs. Ruth B. Davis inherited the property upon the death of her father in 1964 (City WB 10-168). See also: Co. DB 107-266; City DB 60-388, 83-125, WB 8-8.

GRAPHICS

CONDITIONS

Good

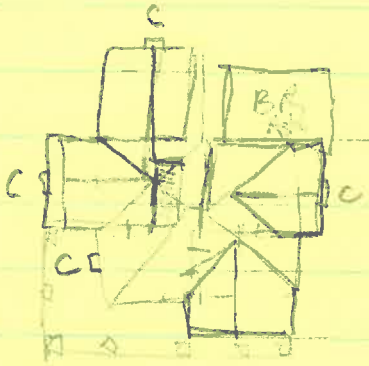
SOURCES

City and County Records

734 Locust

~~E9D9~~ 1st floor plan

1 1/2 storey Downing Cottage gothic



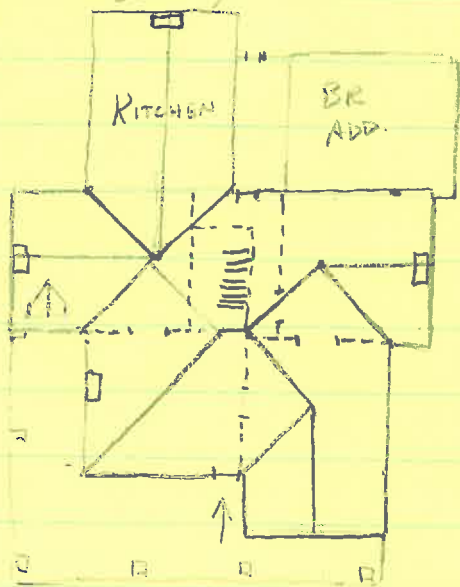
center block w/ hip roof
4 gable extensions

Timber roof, formerly slate
Brick, American bond (h/s)

Exposed rafters, ends, shaped.

Square wood columns support roof
Window 1 over 1, seg arch head

Worned perpendiculars
in gables.



Fishburne Hse 1905' 734 Locust Ave
51-73

Pres Owner

Ruth B Davis 5-14-64 WB 10-168

L.H. P170

Bunch, Walker L 11-8-56 WB 8-8

Bunch Walker L + Mary DB 125.350

lot 75 x 150

25 x 150

land 9500

w/p 24600

Tot 34100

Douglas V. Davis

295-5466

WB 10-168, 14 MAY 1964

fr. Walker L. Bunch
to (daur) Ruth B. Davis.

His residence at corner of Locust Ave + Hazel St.

WB 8-8, 8 Nov 1956

fr. Mary L. Bunch
to (hus) Walker L. Bunch

DB 125-350, 7 May 1946

fr. Nannie T. Tilman + J. Dean (vis)

to Walker L. Bunch + Mary L. (ux)

lots 9 + 10 of Blk 19 of Locust Grove Investment Co.,
plat PB 107-266 (AIB Co.)

DB 83-125, 4 Sep 1934

fr. J. G. Ponderster + Lena G. (ux)

to Nannie T. Tilman

lots 9 + 10 etc - same above

DB 60-388, 18 Apr 1928

fr. Nannie T. ~~Tilman~~ Tilman + J. Dean (vis)

to J. G. Ponderster + Lena G. (ux)

lots 9 + 10 etc - same above

A16 Co.

DB 138-169, 21 Sep 1908

fr. Maude L. Sloan + Dave (wif)

to Nannie T. Tilman

\$4250

lots # 9+10, blk 19 of Locust Grove Investment Co.

DB 129-100, 30 Aug 1904

fr. B.R. Lester + L.V. (wif)

to Maude L. Sloan

\$3750, lots 9+10 of BLK 19.

DB 124-17, 5 Aug 1902

fr. S.A. Eddins + Bessie S. (wif)

to B.R. Lester.

\$2000 + \$1600 bond ^(16 Oct 1901) lots 9+10 etc.

DB 121-113, 21 July 1901

fr. John M. White + Helah F. (wif)

to S.A. Eddins

\$900 cash

~~DB 104-93, 8 Oct 1895~~

DB 121-116, 16 Oct 1901, D/T

fr. S.A. Eddins + Bessie S (wif)

to John W. Fishburne (Trustee for creditor Warner Wood)
security for \$1600 bond.

("...That he will keep The buildings on said property insured
in some solvent company in at least the sum of \$1600...")

DB 104-93, 8 Oct 1895

f. Locust Grove Investment Co.

to John M. White.

Lots 9+10, Blk 19. for \$550

Plat. DB 107-266

Hist.

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* A later, single-storey bedroom addition abuts the rear next to the kitchen and is covered with a nearly-flat, shed roof.

Main floor windows are one-over-one-light sash type with segmental-arch lintels. A single storey

veranda or porch stretches across the Locust Street facade and along the Hazel Street side to terminate against the gabled extension there. Square posts with chamfered corners support the porch roof.

