

Architectural And Historic Survey



Identification

STREET ADDRESS: 834 Locust Avenue

MAP & PARCEL: 51-88

CENSUS TRACT AND BLOCK: 3-316

PRESENT ZONING: R-2

ORIGINAL OWNER: Hay W. Michie (Mrs. George R.B. Michie)

ORIGINAL USE: Residence

PRESENT USE: Residence

PRESENT OWNER: Louis F. Hildebrand

ADDRESS: 834 Locust Avenue
Charlottesville, Virginia

HISTORIC NAME: Michie-Morris House

DATE / PERIOD: 1898

STYLE: Victorian

HEIGHT (to cornice) OR STORIES: 2 storeys

DIMENSIONS AND LAND AREA: 185' x 385' (71,225 sq. ft.)

CONDITION: Good

SURVEYOR: Bibb

DATE OF SURVEY: Spring 1980

SOURCES: City/County Records
Louis F. Hildebrand

ARCHITECTURAL DESCRIPTION

This two-storey white weatherboarded house with nicely detailed twin porches is three bays wide and double pile with a rectangular projecting bay on the north side and semi-octagonal projecting bays on the facade and south sides. It is set on a low brick foundation. The high-pitched hip roof is covered with standing seam metal and has Philadelphia gutters and projecting eaves with shaped rafter ends. There are pedimented gables above the three projecting bays. Their walls are covered with pressed tin, and each has a semi-circular fan window with dentil moulding decorating the sill. Brackets support the overhanging corners of the roof above the semi-octagonal bays. There are two interior capped chimneys. Windows are double-sash, 1-over-1 light, with plain trim and louvered shutters. Those at the second level are somewhat shorter. The original one-storey entrance porch is two bays wide. A matching one was added on the other side of the projecting bay when the side porch on that side was enclosed. The tiled floor continues around the projecting bay between the two porches. Both have low-pitched hip roofs covered with standing-seam metal with boxed cornices with shaped modillions. They are supported by slender coupled Tuscan columns set on rectangular pedestals with inset panels. There is a rectangular transom above the paired entrance doors in the center bay. The window in the north bay of the facade has been replaced by a door giving access to the stair hall in the NW front corner (of the house). A 1-light, fixed-sash, circular window on the north side lights the three-flight open stair. Interior woodwork is symmetrically moulded with corner blocks. A one-storey porch on the south side of the house has been enclosed as a sun parlor. Its roof matches that of the entrance porch, and coupled Tuscan pilasters on pedestals define the bays. A series of one- and two-storey additions covers the rear elevation.

HISTORICAL DESCRIPTION

Hay Watson Michie (Mrs. George R. B. Michie) bought this lot in 1898 (ACDB 111-82) and built the house the same year. The Michies bought "The Farm" in 1909, and in 1916 sold this house to R. A. Watson (ACDB 159-116) who sold it to John R. Morris, Sr., in 1919 (City DB 33-259). The present owners purchased it from Morris's heirs in 1961 (WB 6-493, DB 225-164, 228-476). They have divided it into 2 apartments.

SIGNIFICANCE

This house is an excellent example of the Victorian style and one of the most important in the turn-of-the-century fabric of Locust Avenue.

UTM: 17/722230/4212640

*Architectural And Historic
Survey*



Graphics



LANDMARK



SURVEY

IDENTIFICATION

BASE DATA

Street Address: *834 Locust Ave*
Map and Parcel: *51-88*
Census Tract & Block:
Present Owner: *Hildebrand*
Address: *same*
Present Use: *Residence (2 family)*
Original Owner: *Hay W. Michie (Mrs G. R. B. Michie)*
Original Use: *Residence*

Historic Name: *Michie - Morris house*
Date/Period: *1898*
Style: *Victorian*
Height to Cornice:
Height in Stories: *2*
Present Zoning: *R-2*
Land Area (sq. ft.): *185 X 385*
Assessed Value (land + imp.):

ARCHITECTURAL DESCRIPTION

HISTORICAL DESCRIPTION

GRAPHICS

CONDITIONS

Good

SOURCES

*City/County Records
Louis F. Hildebrand*

debrand / Henshaw next door would know, once lived there
2175- Michie built it & sold to Morris
main & front not out of ordinary
fairly recent
no additions since 1961
c1913?

(1100 was dairy farm)

→ call before photograph

834 Locust Ave

228-476	Louis F & Roberta W Hildebrand	1961	\$21,000	plat 228-475
225-164	John R Morris & Mary M Riviere	1961		see 82-216
WB 6-493	Edith D Morris et al, Tr	1936		see 33-259
WB 6-493	John R Morris	1935		plat 54-275

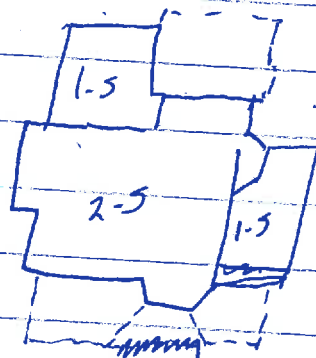
2-fam & cottage
 wood siding, metal hip roof
 9 rooms, 2 baths, 1 fireplace & chimney, 1/4 basement
 built 1900

Morris 1919-1961 = 42 yrs

or 1919-

Hildebrand 1961-2 1980 = 19 yrs

(Mickie bought The Farm in 1909.)

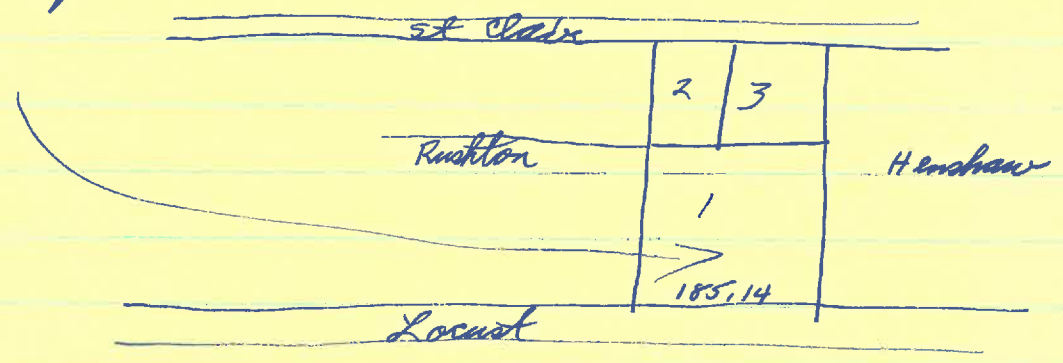


834 Locust Ave

228-476
~~225-464~~

Morris & Riviere → Hildebrand
portion of 33-259

10/2/1961



33-259
7/5/1919

RA & Sadie B Watson → John R Morris
Lot 2 on 1915 plat ACDB 159-116, Michie → Watson

ACDB
159-116

Geo RB & Hag Watson Michie → RA Watson
Lot 2

#17300

3/26/1916

same as 111-82 Lot 1 ^{4/14} 1898 for Geo W Perkins
& 114-32 impart Lot 2 ^{5/2} 1899 " " "

~~F24~~

prob. annexed 1916

Tax - 834 Locust

1904	Chas GRB Michie	1.34 ac Locust Grove				no bldgs
		do				
1905, 06	Mr. Hay W Michie	2.80 ac Locust Grove	500 + 1500 = 2000			
1903, 01, 1900, 1899	"	"	"	"	"	for Perkins & Snyde
1911	"	"	600 + "	= 2100		
1915	"	"	"	+ 1500 = 3600		

834 Locust

2-story, 3-bay, double pile

white weatherboard, green roof & shutters

steep high roof, ^{green} 55m, Phila gutters, shaped rafter ends exposed, ~~proj~~ eaves verges

gables over semi-act ~~proj~~ ^{side} bays on facade & south
& rect proj ~~bay~~ north

(no bargeboard), walls covered w/ pressed tin
half-round attic window w/ fan muntin & ~~see~~ sill (dentils)



sawn brackets w/ incised design & orn pendants support
overhanging corners of roof

✓ windows 1/1, plain trim, shorter 2nd, green lowered
shutters

2 int capped chim

ent porch 2 bay & matching on opp side:

low high roof 55t

boxed cornice w/ ^{shaped} modillions

^{slender} coupled Tuscan columns on sq pedestal w/ inset panels

filled floor cont across bay bet them ~ ~ boxed

paired ent doors

rect transom

brick found.

window in north bay into stair hall made into door
for upstairs apt

1-storey south sun parlor (enc. porch? - check Sanborn
~~map~~ roof matches porch

3 pc windows along side w/ inset panels under
each window; matching pilasters on outside sep bay

series 1+2 storey rear addn (2-storey bath, 1-storey b,
enc back porch

0.55m shed roof w/ boxed cornice

plain O window on N ^{on stair} landing

3 fl open stair

symmetrically moulded trim w/ corner blocks



west Ave (1920)
A.E.H.S.

1920 Sanborn 834 - 1 story porch on site of present porches & office,
5 porch continuous
stable (N) + 2 outbldg, (cor. center)

1929 Sanborn

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

at
2nd front porch by Morris?
sun parlor later, bay still in it w/ window unit
(he made bookcase
Morris office
baths on back
porch floors tiled
he did apt