

# Architectural And Historic Survey



## Identification

<b>STREET ADDRESS:</b> 854 Locust Avenue	<b>HISTORIC NAME:</b> John S. White House
<b>MAP &amp; PARCEL:</b> 51-92	<b>DATE / PERIOD:</b> 1903
<b>CENSUS TRACT AND BLOCK:</b> 3-316	<b>STYLE:</b> Victorian
<b>PRESENT ZONING:</b> R-2	<b>HEIGHT (to cornice) OR STORIES:</b> 2 storeys
<b>ORIGINAL OWNER:</b> John S. White	<b>DIMENSIONS AND LAND AREA:</b> 97.35' x 360' avg. (35,046 sq.ft)
<b>ORIGINAL USE:</b> Residence	<b>CONDITION:</b> Good
<b>PRESENT USE:</b> Residence	<b>SURVEYOR:</b> Bibb
<b>PRESENT OWNER:</b> Charles A. Rausch, Jr., & Josephine S. Rausch	<b>DATE OF SURVEY:</b> Spring 1980
<b>ADDRESS:</b> 854 Locust Avenue Charlottesville, Virginia	<b>SOURCES:</b> City/County Records Mr. and Mrs. Charles A. Rausch, Jr.

## ARCHITECTURAL DESCRIPTION

This is a large irregularly shaped two-storey house, somewhat altered by the replacement of its two broad verandas with small entrance porches. It is set on a high foundation. Construction is of brick veneer laid in stretcher bond and now painted white. There are projecting side bays front and rear, a large projecting pavillion on the south side, and a one-storey kitchen wing. The high-pitched two-part hip roof has pedimented gables over the two projecting side bays. The roof is covered with standing-seam metal and has Philadelphia gutters, projecting eaves and verges, boxed cornice, and plain frieze. The gables are covered with wooden shingles, and each has a 1-light attic window, the one on the facade semi-circular. There are three interior capped chimneys; another in the kitchen wing has been removed. Windows are double-sash, 1-over-1 light, with wooden sills and green louvered shutters. Those at the second level are slightly shorter. All are rather narrow except those in the projecting bay of the facade. The window above the entrance was replaced with a pair of extremely narrow ones when a bath was added in the second storey hall. There is a shallow semi-octagonal one-storey bay window on the north side. The window in the center plane is short and high with leaded decorative glazing. There is a regular window in each side plane. Originally a wide one-storey veranda extended from the projecting bay on the facade, around the SW corner, and across the front of the south wing. A two-storey veranda covered the rear elevation, and one triple-sash window remains there. Both verandas have been reduced to one-bay entrance porches, and the upper level of the back porch was enclosed as a sleeping porch in the 1920's. Both front and back porches have low-pitched hip roofs covered with standing-seam metal, with boxed cornice, plain frieze, Tuscan columns, and Colonial Revival balustrade. The paired entrance doors have one light over two panels. There is a 2-light rectangular transom. A three-flight open stair rises from the entrance hall in the SW front corner of the house. A small, intricately designed, leaded stained glass window lights the second landing. There is a one-storey rear kitchen wing and a back porch with Eastlake posts and simple balustrade.

Behind the house there is a small, one-storey, 2-bay, single-pile white weatherboarded cottage with steep gable roof covered with composition shingles and a shed-roofed porch. It has a cinderblock addition at each end. It was originally used as servants' quarters.

## HISTORICAL DESCRIPTION

John S. White bought this lot in 1903 (ACDB 126-473) and built the house the same year. His family lived there for over 40 years. S. Vernon and Louise G. McCasland bought it from White's estate in 1946 (City DB 127-354). He was a religion professor at the University. In the eight years they lived there, they shortened the two verandas and removed the back stair. J. B. and Sally M. Hopkinson bought the house from the McCaslands in 1954 (DB 176-17). They made the additions to the cottage. The present owners bought the house in 1960 and have now lived there for twenty years. (DB 223-227).

## 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.

# LANDMARK



# SURVEY

amended 1916

White - Rausch House

## IDENTIFICATION

Street Address: 854 Locust Ave  
Map and Parcel: 51-92  
Census Tract & Block:  
Present Owner: Rausch  
Address: same  
Present Use: Residence  
Original Owner: John S. White  
Original Use: Residence

## BASE DATA

Historic Name: John S. White House  
Date/Period: 1903  
Style:  
Height to Cornice:  
Height in Stories: 2  
Present Zoning: R-2  
Land Area (sq. ft.): 97,35 x 360 ave.  
Assessed Value (land + imp.):

## ARCHITECTURAL DESCRIPTION

## HISTORICAL DESCRIPTION

## GRAPHICS

## CONDITIONS

## SOURCES

854 Locust Ave

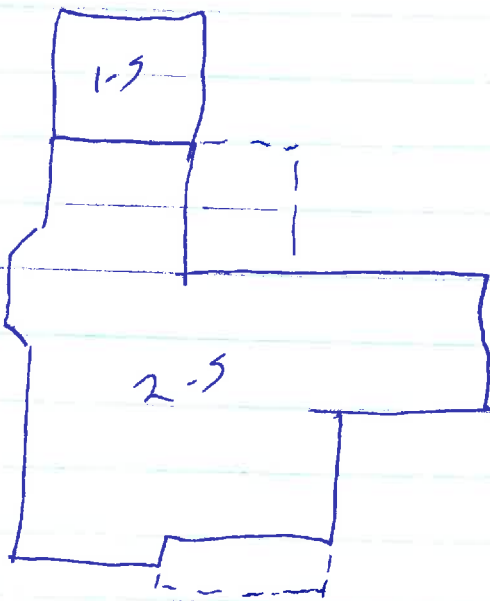
✓  
223-227 Char Ade & Josephine S Rauch 1960 \$28,000 plat 151-316  
176-17 J B & Sally M Hopkinson 1954  
127-354 Selby V. M. Casland et al " or 3617

built 1900

single fam, 9 rooms, 3 baths, 1/4 basement  
fireplaces closed

brick found. & walls, metal hip roof  
ave concrete

3 room & bath cottage



Tue am - call first

in  
arch c1905

2655 worried about Landmarks restrictions

call before come

M<sup>r</sup> Casland took off 2-story porch on S,  
porch not connected to front

enclosed, <sup>the</sup> sleeping porch near  
they took kitchen chimney (int end) off  
Hopkinson added to cottage

back stair in k removed, prob M<sup>r</sup> Casland

→ let him have copy

upstairs front window has been divided

Gibson window went onto porch

in M<sup>r</sup> Casland

- 2585 painted? -

porch off -

1920 Bankers

east doc

127-354

Alice

PNB, exec ->

8/1/1946

lot on east side ACDB

Laaland

\$20,000

same as 126-4

1903

G.R.B. Michie -> White

northern part Lot 2 on plot ACDB 111-83

John S White doc 12/1955 (WB 5-376)

ACDB

G.R.B. Michie & wife Hay Watson Michie -> John S. White

\$1000

126-473

northern part Lot 2

7/22/1903

Tax - 854 Locust

1904 Ch. v John S White 1,46 as Locust Bldg 350 + 1500 = 1750 f.c. B.R.B. Michie Bldg added

854 Locust

2-story, irreg shape  
basically 2 or 3 bay w/ proj pav 5

brick, stretcher, painted white

steep hip roof, 55m, Phila gutters, proj eaves &  
verges, pl fringe, gables ~~ends~~ over proj bays  
on facade & rear covered w/ shaped wooden  
(pl roof) shingles above cornice, semicircular 1-l attic window  
hipped eave over long proj 5 pav (2 bays long)

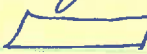

3 int capped chim

windows 1/1 w/ wooden sills & <sup>or</sup> moulded surrounds,  
sl shorter 2nd level, narrow except proj bay facade,  
green lowered shutters

window over ent replaced w/ pr very narrow (in some opening)  
when bath added

Bay sm leaded stained glass windows, tiny lights,  
apparently on an upper stair landing at point x

1/1 ~~to~~ 1st level at point y

high, wide, short   at point z

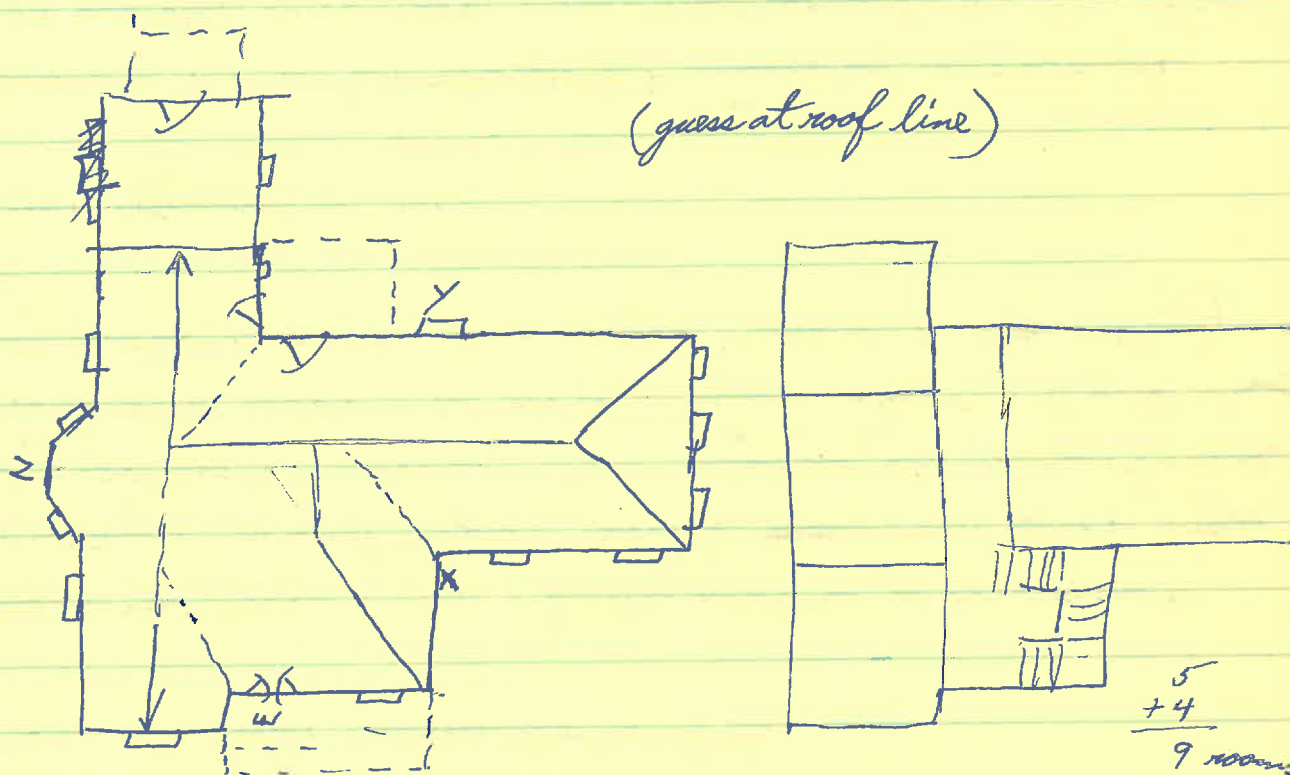
~~high~~ <sup>high</sup> ~~wide~~ found,

1-2 bay, 1-storey veranda, low high 55m roof, boxed cornice, pl frieze, 3 Tuscan columns, 1st Rev bal, proj beyond 1st bay

ent pr doors w/ 1 l over 2 panels w/ rect transom, 2-l

1st back porch matches front ent WB above

2nd back porch E wallake posts & single bal



sm 2-bay single pile, <sup>1-storey</sup> WB cottage, steep gable roof w/ corr shingles, shed-roofed porch, 6/6 wpl trim CB address each end





1920 Sanborn 854 - 1-story porch went across front of S wing, not around end.  
2-story porch went across rear of S wing; upper bit missing 1929  
no bay on N  
brick veneer  
2-story cottage behind it a 1-story behind it, same 1969  
same 1929, 1969 - owner can prove porch is wrong on 1969 map.