

# Architectural And Historic Survey



## Identification

|   |   |
|---|---|
| STREET ADDRESS: 864 Locust Avenue                           | HISTORIC NAME: Hill-Holladay House                                |
| MAP & PARCEL: 51-93   | DATE / PERIOD: 1905   |
| CENSUS TRACT AND BLOCK: 3-316                               | STYLE: Victorian  |
| PRESENT ZONING: R-2   | HEIGHT (to cornice) OR STORIES: 1½ storeys                        |
| ORIGINAL OWNER: T.M. Hill                                   | DIMENSIONS AND LAND AREA: 115.2' x 341' (39,283 sq. ft.)          |
| ORIGINAL USE: Residence                                     | CONDITION: Good   |
| PRESENT USE: Rental Property (4 apartments)                 | SURVEYOR: Bibb  |
| PRESENT OWNER: Charles A. Rausch, Jr. & Josephine S. Rausch | DATE OF SURVEY: Spring 1980                                       |
| ADDRESS: 854 Locust Avenue<br>Charlottesville, VA           | SOURCES: City/County Records<br>Mr. & Mrs. Charles A. Rausch, Jr. |

## ARCHITECTURAL DESCRIPTION

This 1½-storey house is quite large and was divided into four apartments many years ago. It is set on a high foundation of brick laid in 4- and 5-course American bond. It is five bays wide and triple pile. Construction is of brick laid in stretcher bond. The medium-pitched gable roof is covered with standing-seam metal (painted red) and has projecting eaves and verges, boxed cornice with returns, and plain frieze. The gable end is toward the street. There are additional smaller gables on the side elevations, off-center toward the front on the south side and toward the rear on the north side. A little of the original gingerbread remains in all of the gables. There are three interior chimneys with caps and stringcourses. Windows are double-sash, 1-over-1 light, with wooden sills. Those at the first level have jack arches; those at the second level are somewhat shorter and have segmental arches. Basement windows are two-light hinged-sash. There is a one-storey, semi-octagonal bay window on the south side of the house. It has brick walls and a hip roof covered with standing-seam metal. A one-storey veranda covers the facade. It has a low-pitched hip roof with a projecting central gable supported on consoles. The roof is covered with standing-seam metal and has a boxed cornice, plain frieze, four Tuscan columns, and Colonial Revival balustrade. The central entrance door has one light over two decorated horizontal panels. It is flanked by sidelights over panels and has a 3-light rectangular transom. The interior follows the central hall plan and has symmetrically moulded trim with corner blocks. There is a 2-flight open stair with winders in the entrance hall. It has turned balusters and square newels with urns. The back porch has a low-pitched hip roof with boxed cornice, plain frieze, and Eastlake posts and balustrade. The southern half has been extended.

## HISTORICAL DESCRIPTION

T.M. Hill purchased this lot in 1903 (ACDB 125-354), built the house in 1905, and sold it in 1911 to John Z. and Elizabeth Holladay (ACDB 145-225). Sometime during the half century that it was owned and occupied by this family, the house was divided into four apartments. The present owners, who live next door, bought the house from the Holladays' heirs in 1963 and use it as rental property (City DB 238-106). Additional References: City WB 9-248.

## SIGNIFICANCE

This Victorian house is unusually large for a 1½-storey building, and it interrupts the scale of the street, but it is nevertheless an integral part of the varied landscape of Locust Avenue.

# LANDMARK



# SURVEY

## IDENTIFICATION

Street Address: <sup>51</sup> 864 Locust Ave  
Map and Parcel: ~~51~~-93  
Census Tract & Block:  
Present Owner: Rausch  
Address: 864 Locust Ave  
Present Use: Rental Property (4 apartments)  
Original Owner: T.M. Hill  
Original Use: Residence

## BASE DATA

Historic Name: Hill-Holladay Home  
Date/Period: 1905  
Style: Victorian  
Height to Cornice:  
Height in Stories: 1 1/2  
Present Zoning: R-2  
Land Area (sq. ft.): 115.2 X 341  
Assessed Value (land + imp.):

## ARCHITECTURAL DESCRIPTION

## HISTORICAL DESCRIPTION

## GRAPHICS

## CONDITIONS

## SOURCES

864 Locust Ave

✓

238-106 Chas A Jx & Josephine S Rausch 1963 \$18,100 plat 202-179

VB 9-248 Alice Sampson Holladay, et al 1962

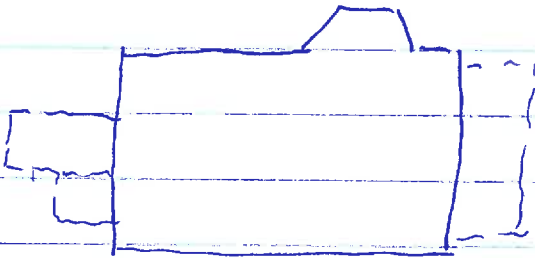
J 2 " Jc et al (Ely dec. 1941)

CDTB

145-224 John Z & Ely "

old

single fam, 3 - rooms, 4 baths, full basement  
brick found & walls, metal hip roof  
ave end



McC Ranch c 1905

worried about Landmarks restrictions  
call before come

4 apt before 1960 by Holliday  
H lived <sup>in apt</sup> 1st floor, put 2 apt in attic

864 Locust Ave

\* Edith B Hill -> J. Z Jr & Ely N Holladay \$4700  
1/4' lot on east side Locust Ave bet Johns, White & Rues  
Rues, back to St Clair Ave  
as 125-354, except for 133-290

B Marshall, wid -> T.M. Hill \$900  
1/4' lot in Locust Grove Farm bet GRB Michle &  
as 104-84  
cost of any bldg not to be less than \$1000

back in company

1920 Sanborn

864 - 1 1/2-story brick veneer

1-story porch across facade

at GRB & 2m Alley near N, 1929 by 1929

back porch div - by 1929

1969 - 1929

Tax - 864 Local

|         |                |                    |                  |           |
|---------|----------------|--------------------|------------------|-----------|
| 1904,05 | Chio T.M. Hill | 2.80 on Local Base | 500 + 0 = 500    | extracted |
| 1906    | "              | " "                | 250 + 600 = 1750 | —         |

~~864 Locust~~

864 Locust

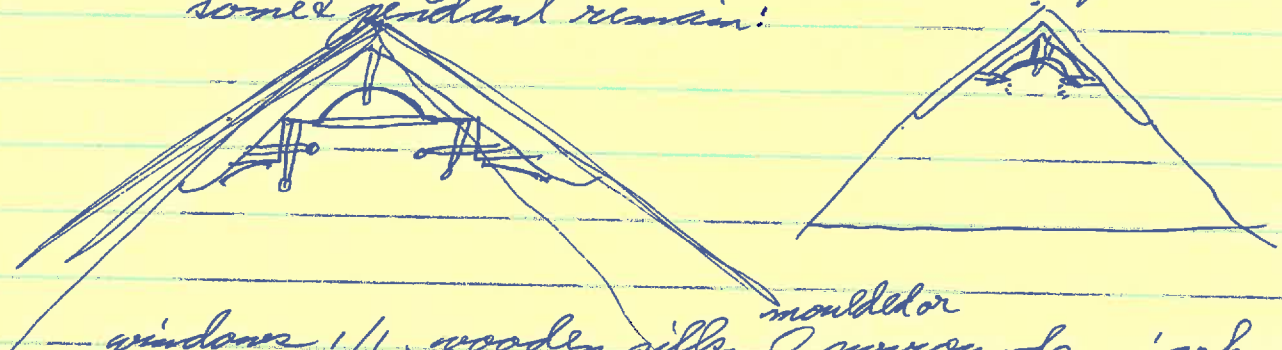
1 1/2 - storey, 5-bay, triple-pile (6-bays long)

high found, 5-<sup>4</sup> in bond

stretcher bond; brick cont. into gables

mod. high-pitched <sup>cross-shaped</sup> gable roof, broad gable end toward street <sup>soffit rear of gable (side) + front + south side</sup> red 55m  
proj eaves + verges, boxed cornice <sup>of returns</sup> plain fringe; side gables smaller

apparently orig sawn work upper 1/2 front gable, some pendant remain:



windows 1/1, wooden sills, <sup>moulded or</sup> surrounds, jack-arched at 1st level; <sup>reg-arched</sup> shorter at 2nd basement 2-l hinged sash or casement

1-storey veranda across facade - low 55m hip roof, boxed cornice, pl fringe, 4 Tuscan columns, Col Rev bal

cent gable w/ ~~proj~~ proj on console

ent - 1 l over 2 horiz door panels (<sup>leaf</sup> scroll applique) sidelights over panel, 3-l sect transom

2-fl open stair w/ winders in cent ent hall, <sup>up newel w/ inset panels + urn, turned balustr</sup> round-arched doorway under stair led to back hall sym moulded trim w/ corner blocks, transoms

3 int chime w/ caps & stringcourses

center back porch

low 55m hip roof, broad cornice, ~~to~~ gel frieze  
bracketed Eastlake posts, turned bal  
's part extended to rear w/ shed roof

back stair - corner w/ window, 2 fl, enc, in h

dr - no hearth

1-storey, semi-art, brick bay window covers  
1st 2 bays 5 side; hip roof 55m  
1 window each side



