

Architectural And Historic Survey



Identification

STREET ADDRESS: 867 Locust Avenue	HISTORIC NAME:
MAP & PARCEL: 51-6	DATE / PERIOD: c. 1894-95
CENSUS TRACT AND BLOCK: 3-401	STYLE: Victorian
PRESENT ZONING: R-2	HEIGHT (to cornice) OR STORIES: 2 storeys
ORIGINAL OWNER: Locust Grove Investment Company	DIMENSIONS AND LAND AREA: 89.2' x 197.95' (17,657 sq. ft.)
ORIGINAL USE: Residence	CONDITION: Good
PRESENT USE: Residence	SURVEYOR: Bibb
PRESENT OWNER: Charles R. and Margaret M. Murray	DATE OF SURVEY: Spring 1980
ADDRESS: 867 Locust Avenue Charlottesville, Virginia	SOURCES: City/County Records Mrs. Charles R. Murray

ARCHITECTURAL DESCRIPTION

This picturesque house utilizes an interesting variety of shapes and has very nice Eastlake details. Set on a high brick foundation, it is a weatherboarded house two storeys tall, two bays wide, and double pile, with projecting pavillions on the facade and south sides and a two-storey rear wing. It is painted medium gray with white trim. The roof is a high-pitched gabled hip, a form not commonly used in this area. It is covered with standing-seam metal, now painted red, and has projecting eaves and verges and a boxed cornice. An intricate pattern of incised and relief decoration covers the gable on the facade and is repeated on the bargeboards of the steep gables over the projecting bays. Each gable contains a pair of casement attic windows with one large light bordered by small stained glass lights. The walls are covered with wooden shingles within the gable. There are two capped interior end chimneys on the north side of the house and another between the main block and the rear wing. Windows are double-sash, 1-over-1 on the facade and 2-over-2 light elsewhere, with plain trim. There is a semi-octagonal bay window at the first level of the projecting pavillion on the facade, with a rectangular bay window at the second level set on its roof. Both have steep truncated hip roofs covered with standing-seam metal with boxed cornices. Brackets support the overhanging corners of the first roof. Both have panels of diagonal wooden siding below the windows. A one-storey Eastlake veranda extends from the projecting pavillion on the facade around the SE corner to the projecting pavillion on the south side. It has a steep truncated hip roof covered with standing-seam metal with a boxed cornice, spindle frieze, bracketed Eastlake posts, and Eastlake balustrade. There is a 2-light rectangular transom above the paired two-panel entrance doors in the center bay of the facade. The rear wing matches the main section in most details. It has a hip roof and some 6-over-6 light windows. A one-storey back porch covers the rest of the rear elevation.

HISTORICAL DESCRIPTION

The Locust Grove Investment Company which purchased and subdivided the large Locust Grove estate (ACDB 98-341) built several houses there in 1894 and 1895. R. H. Rawlings was awarded this house when the company divided its real estate among the stockholders in 1903 (ACDB 125-305 and 310). Edgar H. Gentry bought it from Rawlings's heirs in 1907 (ACDB 137-6). He died in 1927, and his widow sold the house to C. E. Crawford in 1930 (City DB 69-172). E. L. Bailey bought it in 1941 (DB 106-54) and used it as rental property for 24 years. Edward and Barbara Wright bought the house from Bailey's estate in 1965 (DB 267-250) and sold it to Frederick H. Burke the next year (DB 275-481). The present owners bought it from Burke's widow in 1968 (299-504). Additional References: ACDB 132-396; City WB 9-234; ACWB 43-591.

SIGNIFICANCE

This is one of the most picturesque and nicely detailed Victorian houses in Charlottesville, with fine Eastlake veranda and gable decorations. It is one of the most important houses on Locust Avenue and was one of the first houses built in the Locust Grove subdivision.

Architectural And Historic Survey



335
lost?

wrong type

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 Charlottesville, Virginia

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LANDMARK



SURVEY

IDENTIFICATION

Street Address: *867 Locust Ave*
Map and Parcel: *51-6*
Census Tract & Block:
Present Owner: *Chas R & Marg M Murray*
Address: *same*
Present Use: *Residence*
Original Owner: *R. H. Rawlings*
Original Use: *Residence*

BASE DATA

Historic Name: ~~*Rawlings Century Home*~~
Date/Period:
Style:
Height to Cornice:
Height in Stories: *2*
Present Zoning: *R-2*
Land Area (sq. ft.): *89.2 x 197.95*
Assessed Value (land + imp.):

ARCHITECTURAL DESCRIPTION

HISTORICAL DESCRIPTION

GRAPHICS

CONDITIONS

SOURCES

867 Locust Ave

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299-504 Char R + Morgan M Murray 1968 \$19,500 plot 275-483
 ACDBWB43-591 Claire M. Burke 1967
 275-481 Frederick H. " 1966 redidid " "
 267-250 Edw B + Barbara B. Wright 1965 3 parcels
 WB9-234 E L Bailey est 1962
 106-54 " " "
 C. E. Crawford

concrete found, wood siding, metal hip roof
 7+ rooms, 2½ baths, 1 fireplace
 partial basement w/ 2 rooms + bath
 built 1900



Rawlings
 Gentry - 1907-1930 = 23 yr
 Bailey - 1941-1965 = 23 yr
 Murray - 1968-1980 = 12 yr

1966 - remodeled
 1962 " "

Murray turn of century, c 80 yr
6-28-30 might be 4th house in Locust Grove subdivision
husb + sis-in-law

which houses were earlier?

1) Locust Grove

2)

3)

4) this

867 Locust Ave

106-54 R Watson Sadler & W F Long, under 1936 deed of trust
 3/17/1941 for C E & Janie W Crawford (89.50) →
 E L Bailey, at auction ~~#4,700~~
 lot of dwelling house "where the sd C E Crawford
 resided", 90' on Locust x 400'
 same as 69-172

69-172 Bertrude T. Bentry, wid → C E Crawford \$5250
 4/16/1930 1) lot on Locust Ave 100' x 400', #2 in plat ACDB 135-305,
 except an A strip sold to Waddell 1912 (ACDB 149-159);
 same as ACDB 137-6
 2) small piece of lot 2 bought fr Waddell (ACDB 149-159)
 Edgar H. Bentry dec. intestate 10/21/1937
 59-28 chn → m

ACDB Benj C & Florence V Rawlings, Z H & Mattie E Rawlings, James
 137-6 R. Rawlings (wid), Lucy M. Howison (wid), Huldah F.
 10/21/1907 Coleman (wid), Richard H & Sallie P Rawlings, Benj & Kate
 Rawlings, Zach H. Rawlings (S), & Mollie J. Rawlings (S)
 → Edgar H. Bentry \$2,650
 lot of all bldgs, on 100' on Locust Ave, Lot #2

132-896 Sallie & B. Rawlings, exec, Richard H. Rawlings (John
 15/5/1905 G. Williams) → Benj C. Rawlings, etc \$2650
 house & lot Lot 2 Locust Ave
~~same as~~ ^{plot} 125-305
 (also house & lot 13, same as def plot)

~~1903-1905~~

125-310 Locust Grove Investment Co → R H Rawlings
 2/10/1903 Lots 1, 2, & 3 on west side Locust Ave
 (& many more lots) in return for stock returned to Co
 (deeds same day to Geo B Marshall - house on ~~Locust Ave~~ ^{Grove Ave})
 M. Lohman, W R Burnley
 stockholders' agreement 1/20/03 to divide balance of real estate of ad
 co among its stockholders

~~1903-1905?~~

Tax - 867 Locust

1904, 03, 05	RH Rawlings	4.15 ac Locust Grove 2, 1, 2, 3 West side	260 + 650 = 910	for LBI Co
1906	"	4.15 ac "	220 + 1000 = 1220	off 23 to W Waddell
1893, 94	L B I Co		+ 0	
1895	"		+ 1395	
1896	"		+ 35.00	off + ingate
1898, 1900	"		+ 2000	
1901	"		+ 1891.62	
1902	"		+ 1889	
1903	"		+ 0	off 130.67 ac

Tax records show L B I Co built several houses in
 1894 & 1895, sold last of them in 1902 (or Feb 1903)

2-storey, 2-bay, double pile

weatherboarded, med gray w/ white trim

roof red ss m, steep gable & hip
proj eaves & verges, boxed cornice

windows 1/1, ^{on facade, 2/2 sides} plain trim, same lit?; some 6/6 in receiving

gable at peak of roof;
eave w/ ~~paneled~~ ^{finiced} pierced design
dx w/ raised panels & finiced design



projecting side ^{apertures} bay on facade:

upper part of other gable repeated, but open behind
wooden shingles in gable

pr other casement windows, 1 l surrounded by sm, ^{all stained}

2 bay windows at each level, 2nd level set on roof
of 1st: rect at 2nd, semi-act at 1st;

high, ^{truncated} bellcast hip roofs ss m w/ boxed cornice;

brackets support overhanging corners of 1st roof;

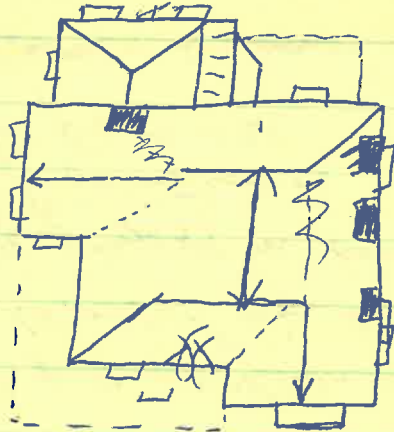
^{panels of} diag wooden siding below windows, both levels

^{1.5 story} veranda fr proj pavillion on facade around to one on south;
steep truncated hip bellcast roof ^{red} ss m w/ boxed cornice;
spindle fringe w/ m below; E side like parts of same brackets;
^{E side like} turned balustrade
wooden floor red

green doors, 2-panel, 2-l rect bwn

2 capped int end chim N side & another bet house & receiving

high brick found., 4x6 c dm; basement above ground rear



no break, 1 plane

basically gable?
gabled hips

proj part on S same gable

2-story rear wing matches orig

rear top gable plain

