

# Architectural And Historic Survey



## Identification

<b>STREET ADDRESS:</b> 2027 Minor Road	<b>HISTORIC NAME:</b> Lehman McCahill
<b>MAP &amp; PARCEL:</b> 7-17	<b>DATE / PERIOD:</b> 1927
<b>CENSUS TRACT AND BLOCK:</b>	<b>STYLE:</b>
<b>PRESENT ZONING:</b> R-1	<b>HEIGHT (to cornice) OR STORIES:</b> 2-stories
<b>ORIGINAL OWNER:</b> Linwood Lehman	<b>DIMENSIONS AND LAND AREA:</b> 141' x 171.5' (24,181.5 sq.ft.)
<b>ORIGINAL USE:</b> Residence	<b>CONDITION:</b> Good
<b>PRESENT USE:</b> Residence	<b>SURVEYOR:</b> Bibb
<b>PRESENT OWNER:</b> Verdel A. Kolve	<b>DATE OF SURVEY:</b> Summer 1983
<b>ADDRESS:</b> 2027 Minor Road	<b>SOURCES:</b> City/County Records
Charlottesville, VA 22903	Verdel A. Kolve

## ARCHITECTURAL DESCRIPTION

Dominated by its almost Chateausque towering roof, this house consists of two staggered pavilions, two storeys tall and nearly square. There is also a garage of similar proportions. The house turns its side to Minor Road and faces east, toward the University. It is set on a low foundation, and walls are constructed of random fieldstone. Each pavilion has a very high-pitched hip roof, both peaks rising high above the ridge that connects them. The roof has close eaves with exposed rafter ends and is now covered with mottled brown composition shingles, but probably was originally covered with a more natural material. Each pavilion has one or two triangular louvered ventilation dormers near the peaks of its roof. There are two large stone chimneys, an interior one in the southern pavilion and an interior end chimney at the west end of the northern pavilion with a steep-roofed, windowed (attic storey) extension of the roof for support. The entrance is in the southern pavilion, near the junction of the two. A 6-paneled entrance door is set in a very deep recess with stuccoed walls, flagstone floor, and a rough hewn lintel. A plaque has been removed from the wall over the recess. The southern pavilion is set three steps lower than the northern one, and the entrance hall is on a level between the two. A single-flight stair rises between walls at the junction of the two pavilions. A paneled living room two storeys in height occupies the entire northern pavilion. A gallery over the eastern end is supported on two piers and has a simple balustrade. A large fieldstone fireplace and interior chimney at the western end of the room have been plastered. The fireplace has a marble hearth and surround. Windows are 8, 10 and 12-light casement with plain trim. All are of similar height. Most are paired or in groups of three. Second storey windows are in shed-roofed wall dormers. Small 6-light casement windows in hip-roofed wall dormers Small 6-light casement windows in hip-roofed wall dormers on the east and west elevations light the staircase at the junction of the two pavilions. A semi-octagonal second-storey bay window is cantilevered on struts over the entrance. It has a pair of windows in the center plane, very narrow single windows at the side, and a very steep pyramidal roof. There are three small hip-roofed dormers (not wall dormers) with composition-shingled walls on the facade of the northern pavilion. Each has a single 8-light casement window. These light the gallery above the living room. Two skylights on the northern elevation light a third storey room above the living room. The garage is set to the west of the house, and a stone wall on the Minor Road side (sought) closes the fourth side of a courtyard formed by the garage and the two pavilions of the house. The roof of the northern pavilion extends into a medium-pitched shed roof over a one-storey porch on the northern side of the courtyard. This porch has plain square piers and a flagstone floor. A circular headed door with glazing over panels in the northern pavilion and plain doors with six lights over 3 panels in both pavilions give access to the courtyard from the house. A new addition fills in the northwest corner between the house and garage. Not visible from the street, it has a nearly flat hip roof and stuccoed walls. A door with a sidelight gives access to the courtyard through what was originally a space between the house and garage. On the northern elevation of the addition, sliding glass patio doors and a door from the end of the original northern pavilion give access to a fieldstone-walled loggia overlooking the garden. A small original porch on the northern elevation of the northern pavilion has been extended around the northeast corner and enclosed with hinged-sash windows. It has a bellcase hip roof, not as steep as the others. The fieldstone garage has a matching steep hip roof pierced by a small stuccoed chimney. There is a pair of casement windows on the western elevation; and on the eastern elevation, a door at the rear gives access from the courtyard to an apartment over the garage. Centered on the east and south side of the garage is a shed-roofed dormer (not a wall dormer) with a 6-over-6 light double-sash window.

## HISTORICAL DESCRIPTION

Linwood Lehman, a classics professor at the University, purchased this lot in 1927 (ACDB 197-54) and built the house the same year. Stanislaw Makielski is said to have been the architect, but it has been suggested that the design looks more like the work of Fiske Kimball, with whom Makielski often worked. James R. & Alice McCahill bought the house from Lehman's estate in 1954 (City WB 7-136, City DB 176-442). They enclosed the porch in 1960 and added the small wing in 1963. Verdel A. Kolve bought the house in 1979 (WB 15-319 & 329, DB 405-659).

7-17

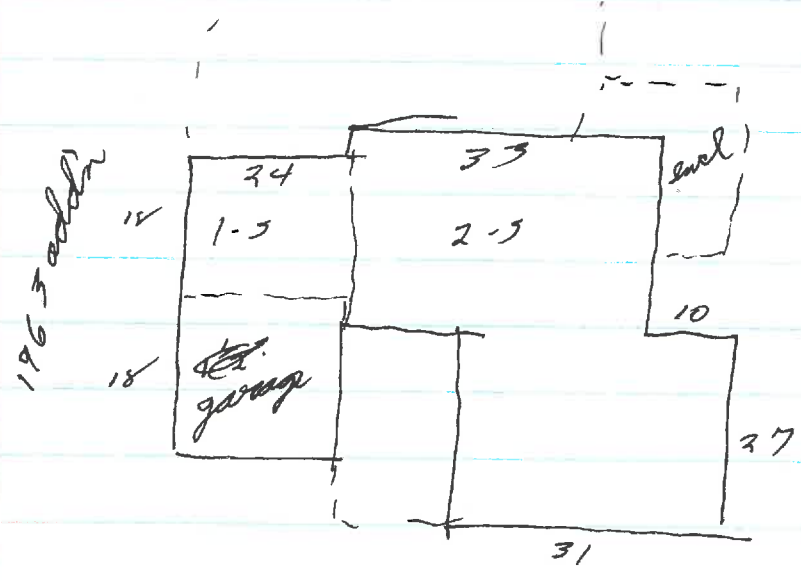
#489 R-1  
141 X 171.5

### 2027 Minor Rd

same add

405-659 Vondel A. Kolve 1979 \$125,000 plat 405-661  
 WB 15-319-329 Alice M. Cahill 1971  
 176-442 Jema R. " " 1954 \$25,000 " ACDB 197-57  
 WB 7-136 P. NB, Tr ~~for~~ 1953  
 ACDB  
 149-54 Lindwood Lehman  
 223-478

Claim  
 see Quit, Dead of Nannie Meale 203-53<sup>456</sup>, 1957  
 1 fam, 2-3, 1/4 base, 6+ rooms, 1 fireplace  
 stone found + walls, comp shingle gable roof  
 built 1927, good const  
 1979 - remodel kitchen - HTB  
 1958 - imp kitchen  
 1960 - end side + rear porch  
 1963 - addn - 1x4 b  
 1965 - end rear porch



front

3-5223 Kol-ve

architect:

(Mrs. ~~Kimball~~)

2nd owner: Makielaki

Fred Nichols is beta <sup>Fiske</sup> ~~Kimball~~ Kimball, w/ M. doing drawings,  
& will look at it

built 1927 for Classis ~~prof~~ & prof

December

Must have had a different roof material  
for 2-story?

1990

owner says Campbell

~~905A~~

2027 Minor Rd

~~193-498~~  
~~197-54~~  
197  
~~197-54~~ Paul W & Edna M Walz → Linwood Lehman #2800  
191-54 Lot 11 on <sup>1929</sup> plat of Univ Parks (ACDB ~~197-57~~)  
5/12/1927 same as 191-532

191-532 Carrie Preston Davis, s → Paul K Walz #10,000  
12/1/1925 5-acre tract south of Dwy Rd bounded by Bolling,  
"Morea", Toules, Folland  
bought fr Bolling 1923 (ACD 13183-362)

~~1928~~  
1928 Linwood Lehman - U Va - L11 - 100 + 3000 = 3100 fr. Walz  
bldg added

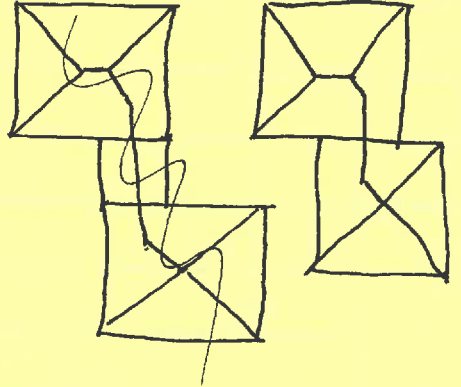
nearly square  
2, staggered pavilions of extremely steep hip roofs  
~~connected by broad loggia~~

roof dominates

roofline so low that 2nd storey  
windows are all <sup>shed-roofed</sup> wall dormers

- i: 1 1/2 or 2 storey?

no dormers; 3rd storey lit by  
skylights on rear el. only (?)



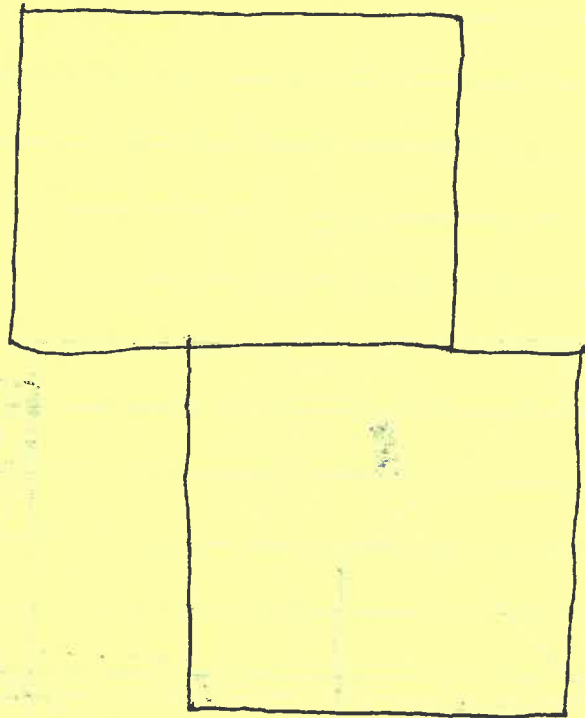
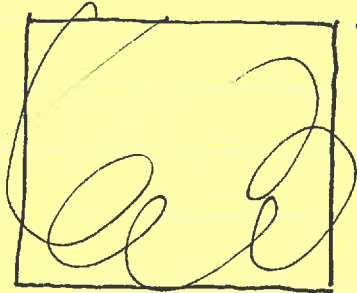
1 1/2-3 wing + garage has dormers

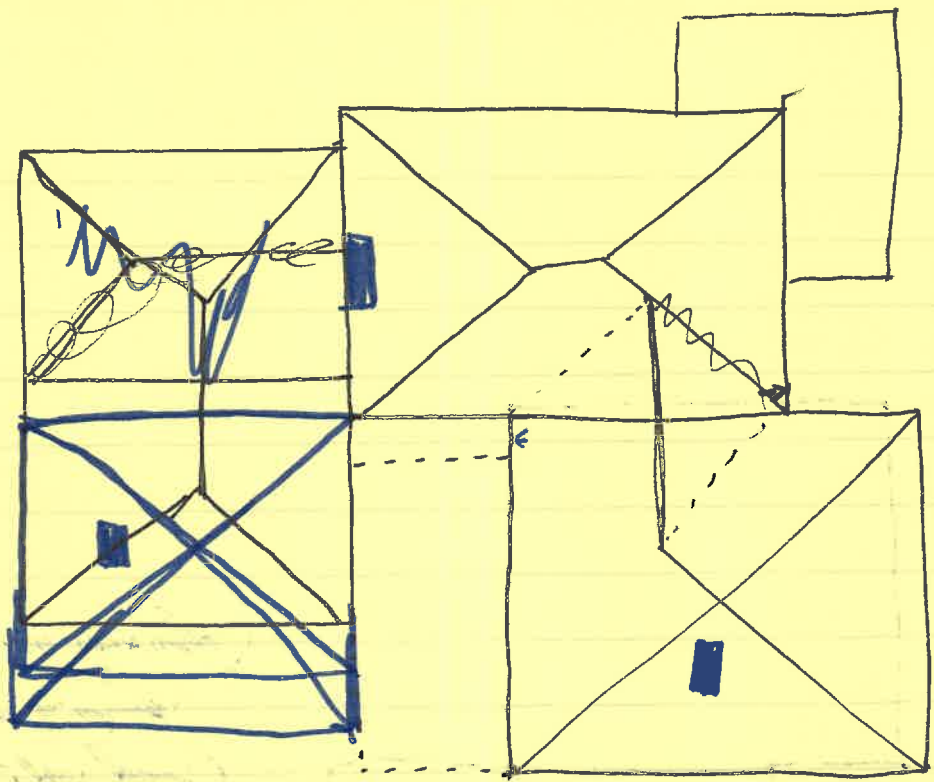
roof - corrug shingles  
w/ exposed rafter ends,  
moulded brown w/ red & green

walls random fieldstone

low foundation

2 <sup>stone</sup> ~~in~~ chim (1 per pav.)  
+ non-stone in wing,  
large (w/ sm over cap)







faces E, <sup>→ Under</sup> side → at,

East

both 2 bays at 1st, 3 at 2nd  
windows ~~per~~ casement, 10-l at 1st & in wall dormer  
same ht, ~~was~~ plain trim, shd gray  
group 3 at 1st level I & II pr 2nd level I  
2 single 8-l in N el I at 1st  
bay window at 2nd level over ent,  
on struts or consoles  $\Gamma$ ; semi-act w/ pr 10-l  
in center & very narrow single 10-l at sides  
steep hip roof

△ lowered vent dormer at peak roof I, also on W

3 hip-roofed reg dormers II, each w/ single 8-l,  
some shingled walls

6-l hip-roofed wall dormer on II at junction, slight hall

South I, 2 pr 8-l casement at 1st, single wall dormer w/ 2 pr  
10 l directly above at 2nd

chim in front of peak of g roof

5 II roof II cont into red. pitched shed roof over 1-5 porch in  
courtyard; pl sq <sup>steps</sup> ~~porch~~ flagstone floor  
circular-headed door <sup>at junction</sup> into LR, pl 6l/3 panel door W of  
it into hall (?), then new door w/ sidelight in addn

W

I 2-bay?

~~group~~ group 3 10-l <sup>new, 1-l</sup> bay, door of low-pitched shed hood & pr  
8-l in 5 bay - 10-l & 8-l all same ht  
and - group 3 10-l N, pr 10-l S, sm 6-l (=E) at junction

II int end chim

fixed-sash <sup>3rd level</sup> windows in sides of steep-roofed hyphen  
connecting chim to roof  
pr narrow pr 14-l Fr doors (width single door) N end,  
now onto porch of wing

N

II large  $\Delta$  vent dormer

2 skylights at 3rd level, also AC

band 3 pr 12-l eave ment

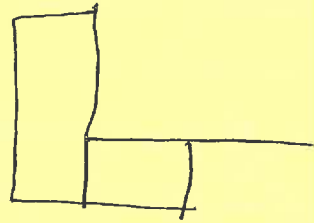
pr narrow pr 14-l Fr doors w/ paneled shutters to end porch  
at E



enclosed porch (1-5) around NE corner

lower pitched bellcast hips roof  
hinged-sash windows, plywood below  
fieldstone found, conc. floor

N section only, rest C13



wing behind garage

matching fieldstone walls porch only, rest stucco (on pop line)

nearly flat shed <sup>or hip</sup> roof, comp shingle, -7 rear

loggia under roof across entire N el

of sliding glass doors

blank W

not to edge garage W

garage shed-roofed reg dormers E+S w/ 6/6 w/ plain trim  
2-car

pr 8-l casement at rear of W

sm stuccoed int chimney

door onto porch in courtyard gives access to apt above <sup>(maid's room)</sup>

enclosed courtyard, S fieldstone wall (high), lowered gate W

ent door 6 raised panels, deep ent recess stuccoed,  
 was plaque above, above rough beam lintel,  
 flagstone floor & steps  
 cornice & fireplace w/ new soapstone mantel in DR

garage orig, but not connected  
 balcony orig hung, <sup>now 2 sq pieces,</sup> simple bal  
 high paneling painted

madele hearth  
 & surround  
 had stone,  
 now mantel,  
 skim plastered

rear pavilion cathedral ceiling

up 1 -> LR, down 2 -> DR & K  
 1-fl stair bet walls

in corner fireplace in lib

	I	II	new	garage
1st	3	1	1	
	3	-	-	1
	-	1?	-	-
	6	1+1	1	1

close eaves

