

Architectural And Historic Survey



Identification

STREET ADDRESS: 620 Prospect Ave. (formerly 620 7½ St.)	HISTORIC NAME: Robert L. Updike House
MAP & PARCEL: 25-2	DATE / PERIOD: 1904
CENSUS TRACT AND BLOCK: 5-112	STYLE: Colonial Revival
PRESENT ZONING: R-2	HEIGHT (to cornice) OR STORIES: 2 Storeys
ORIGINAL OWNER: Robert L. Updike	DIMENSIONS AND LAND AREA: .43 acre
ORIGINAL USE: Residence	CONDITION: Good
PRESENT USE: Rental Property (Residence)	SURVEYOR: Bibb
PRESENT OWNER: William Ivar Mawyer	DATE OF SURVEY: Spring 1980
ADDRESS: Box 67	SOURCES: City Records
North Gardens, Virginia	William Ivar Mawyer
	Fendol Carter

ARCHITECTURAL DESCRIPTION

When seen at a distance, this large house has the appearance of a much older house that has had a Colonial Revival portico added to it at a later date. The house is two storeys tall, three bays wide, and double pile with a full height portico on the facade and a wide 1-storey back porch. It is set on a low brick foundation without a basement. Six projecting courses of half-thickness brick form the water table. Above it, brick is laid in 6-course American bond. The steep gable roof is covered with standing-seam metal and has projecting eaves and verges, boxed cornice with returns, and a plain frieze. There are four interior chimneys; all are capped and two also have stringcourses. Windows are double sash, 1-over-1 light, with wooden sills, architrave trim, and heavy concrete lintels. They are shorter at the second level and still shorter and smaller at the attic level. There is a cornerstone with the date 1904 under the western window on the facade and a plain inset panel under the other window. A full height portico covers the central bay of the facade. Four square brick columns with corbelled capitals, all painted white, support a wooden-shingled pediment. The ground level floor is made of octagonal concrete blocks. There is a 2-light rectangular transom above the wide double entrance doors. Above the entrance there is a small hanging balcony. Its balustrade is a wrought iron fence with richly decorated posts. Access is through a round-arched door with concrete keystone and endblocks and a half-round transom. The 1-storey back porch originally overlooked the Updike Brickyard. It has a low-pitched hip roof covered with standing-seam metal, with boxed cornice and plain frieze, supported by four slender Tuscan columns. It has a concrete floor.

HISTORICAL DESCRIPTION

In 1899 Robert L., Walter G., and E. Byrd Updike purchased 6 3/4 acres comprising a large part of the proposed Olinda subdivision on the old Orangedale estate (DB 114-166). All three were associated with their brother in the Eston Updike Brickyard just north of this tract. Robert L. Updike bought his brothers' shares of the property and built this house in 1904, according to tax records. Updike died in 1937 (City WB 4-329), and the house was sold in 1940 to George M. Marshall, Lula Mae Marshall and Nellie Lewis Patterson (City DB 103-163). Mrs. Patterson bought the others' shares in 1957 (DB 199-117). Fendol P. Carter bought the house in 1960 (DB 217-366) and sold it to the present owner in 1978 (DB 396-820). He has subdivided the 5/8-acre lot. This house has been used as rental property for 40 years, but has been maintained in good condition. Additional References: City DB 370-289.

SIGNIFICANCE

This house is an interesting vernacular interpretation of the Colonial Revival style.

ROBERT L. UPDIKE HOUSE



STREET ADDRESS:	620 Prospect Avenue (formerly 620 7 1/2 Street)
MAP & PARCEL:	25-2
VDHR FILE NUMBER:	104-235
CITY FILE NUMBER:	341
PRESENT ZONING:	R-3
ORIGINAL OWNER:	Robert L. Updike
ORIGINAL USE:	Residence
PRESENT USE:	Rental Property (Residence)
PRESENT OWNER:	Keith O. Woodard
ADDRESS:	304 14th Street NW Charlottesville, VA 22903
HISTORIC NAME:	Robert L. Updike House
DATE/PERIOD:	1904
STYLE:	Colonial Revival
HEIGHT IN STORIES:	2 storeys
DIMENSIONS AND LAND AREA:	.43 acre
CONDITION:	Good
SURVEYOR:	Bibb
DATE OF SURVEY:	Spring 1980
SOURCES:	City Records William Ivar Mawyer Fendol Carter

ROBERT L. UPDIKE HOUSE

ARCHITECTURAL DESCRIPTION

When seen at a distance, this large house has the appearance of a much older house that has had a Colonial Revival portico added to it at a later date. The house is two storeys tall, three bays wide, and double pile with a full height portico on the facade and a wide 1-storey back porch. It is set on a low brick foundation without a basement. Six projecting courses of half-thickness brick form the watertable. Above it, brick is laid in 6-course American bond. The steep gable roof is covered with standing-seam metal and has projecting eaves and verges, boxed cornice with returns, and a plain gable frieze. There are four interior chimneys; all are capped and two also have string courses. Windows are double sash, 1-over-1 light, with wooden sills, architrave trim, and heavy concrete lintels. They are shorter at the second level and still shorter and smaller at the attic level. There is a cornerstone with the date 1904 under the western window on the facade and a plain inset panel under the other window. A full height portico covers the central bay of the facade. Four square brick columns with corbelled capitals, all painted white, support a wooden-shingled pediment. The foundation is made of octagonal concrete blocks. There is a 2-light rectangular transom above the wide double entrance doors. Access is through a round-arched door with concrete keystone and endblocks and a half-round transom. The 1-storey back porch originally overlooked the Updike Brickyard. It has a low-pitched hip roof covered with standing-seam metal, with boxed cornice and plain frieze, supported by four slender Tuscan columns. It has a concrete floor.

HISTORICAL DESCRIPTION

In 1899 Robert L., Walter G., and E. Byrd Updike purchased 6 3/4 acres comprising a large part of the proposed Olinda subdivision on the old Orangedale estate (DB 14-166). All three were associated with their brother in the Eston Updike Brickyard just north of this tract. Robert L. Updike bought his brothers' share of the property and built this house in 1904, according to tax records. Updike died in 1937 (City WB 4-329), and the house was sold in 1940 to George M. Marshall, Lula Mae Marshall and Nellie Lewis Patterson (City DB 103-163). Mrs. Patterson bought the others' shares in 1957 (DB 199-117). Fendol P. Carter bought the house in 1960 (DB 217-366) and sold it to the William Ivar Mawyer in 1978 (DB 396-820), who subdivided the 5 1/2-acre lot. Keith O. Woodard purchased the property in 1987 (DB 498-777). This house has been used as a rental property for 40 years, but has been maintained in good condition. Additional References: City DB 370-289.

STATEMENT OF SIGNIFICANCE

The Robert L. Updike House is an interesting vernacular interpretation of the Colonial Revival style. It is listed individually on the National Register of Historic Places as a member of the Charlottesville Multiple Resource Area.

The House, built in 1904, is unusual for its style in that it was most likely designed by its builder-owner, and is probably the largest "vernacular" Colonial Revival house in Charlottesville. Of special interest are the unique brick columns, obviously built of that material because the owner was the proprietor of a brickyard adjacent to this property.

VDHR Reconnaissance Survey Form

VIRGINIA DEPARTMENT OF HISTORIC RESOURCES
PROPERTY SURVEY FORM
RECONNAISSANCE LEVEL

IDENTIFICATION INFORMATION

VDHR File # 104-0235-000

Property Name: Historic Robert L. Updike House

NR Property Category: Building
Wuzit: House

Tax Code: Section Parcel
25 2

County/City: Charlottesville (City)

USGS Map: USGS Quad: Charlottesville East

ADDRESS/LOCATION INFORMATION

Address: 620 Prospect Avenue Street

Location:

Vicinity of: Municipality: ZIP: 22903

PROPERTY CLASSIFICATION INFORMATION

Property Boundaries:
Ownership: Private

RESOURCE COUNT -

#	Category	Contributing?	TOTAL:	
1	Building	Contributing	1	
			Contrib:	1
			Non-Contrib:	0

WUZIT COUNT -

#	Wuzit	Contributing?	TOTAL:	
1	House	Contributing	1	
			Contrib:	1
			Non-Contrib:	0

RESOURCE - GENERAL DESCRIPTIVE INFORMATION

Resource Level:
 Estimated Construction Date: 1904
 Source of Date: Tax Records
 Physical Status: Existing
 Condition: Good
 Threat: None Known
 Degree of Historic Integrity:
 Association:
 Design:
 Feeling:
 Location:
 Materials:
 Setting:
 Workmanship:

PRIMARY RESOURCE RECONNAISSANCE DESCRIPTION

Architectural Style/Derivative: Colonial Revival

of Stories: 2.0 # of Bays Wide: 3 # of Bays Deep: 2
 Arch Config: Geo Config:
 Footprint:

Component	#	Form/Treatment	Material	Matr'l Treatment
Chimneys		Interior End	Brick	Corbelled
Foundation			Brick	
Portico		Full-ht.w/pediment	Brick	
Roof		Gable	Metal	Standing seam
Windows		sash	Wood	1/1 Double-hung

Brief Architectural Description of Primary Resource:

When seen at a distance, this large house has the appearance of a much older house that has had a Colonial Revival portico added to it at a later date. The house is two storeys tall, three bays wide, and double pile with a full height portico on the facade and a wide 1-storey back porch.

It is set on a low brick foundation without a basement. Six projecting courses of half-thickness brick form the water table. Above it, brick is laid in 6-course American bond. The steep gable roof is covered with standing-seam metal and has projecting eaves and verges, boxed cornice with returns, and a double sash, 1-over-1 light, with wooden sills, architrave trim, and heavy concrete lintels. They are shorter at the second level and still shorter and smaller at the attic level. There is a cornerstone with the date 1904 under the western window on the facade and a plain inset panel under the other window. A full height portico covers the central bay of the facade. Four square brick columns with corbelled capitals, all painted white, support a wooden-shingled pediment. The ground level floor is made of octagonal concrete blocks. There is a 2-light

rectangular transom above the wide double entrance doors. Access is through a round-arched door with concrete keystone and endblocks and a half-round transom. The 1-storey back porch originally overlooked the Updike Brickyard. It has a low-pitched hip roof covered with standing-seam metal, with boxed cornice and plain frieze, supported by four slender Tuscan columns. It has a concrete floor.

Brief Architectural Description of Additions and Alterations
N/A

Brief Architectural Description of Secondary Resources:

Potentially Contributes to Historic District:

Potentially Associated with NR Multiple Property:

Architectural and Historical Summary:

HISTORICAL DESCRIPTION

In 1899 Robert L., Walter G., and E. Byrd Updike purchased 6 3/4 acres comprising a large part of the proposed Olinda subdivision on the old Orangedale estate (DB 14-166). All three were associated with their brother in the Eston Updike Brickyard just north of this tract.

Robert L. Updike bought his brothers' share of the property and built this house in 1904, according to tax records.

Updike died in 1937 (City WB 4-329), and the house was sold in 1940 to George M. Marshall, Lula Mae Marshall and Nellie Lewis Patterson (City DB 103-163). Mrs. Patterson bought the others' shares in 1957 (DB 199-117). Fendol P. Carter bought the house in 1960 (DB 217-366) and sold it to William Ivar Mawyer in 1978 (DB 396-820). He has subdivided the 5 1/2 acre lot.

1993: Keith O. Woodward purchased the property in 1987 (DB 498-777). This house has been used as a rental property for 40 years, but has been maintained in good condition.

Additional References: City DB 370-289.

SIGNIFICANCE & RELATION TO EVALUATION CRITERIA

The Robert L. Updike House is an interesting vernacular interpretation of the Colonial Revival style. It is listed individually on the National Register of Historic Places as a member of the Charlottesville Multiple Resource Area. The house, built in 1904, is unusual for its style in that it was most likely designed by its builder-owner, and is probably the largest "vernacular" Colonial Revival house in Charlottesville. Of special interest are the unique brick columns, obviously built of that material because the owner was the proprietor of a brickyard adjacent to this property.

BIBLIOGRAPHY

=====

Type of Record Citation

City Records
Charlottesville City Deed Books and Will Books

Interview
William Ivar Mawyer

Interview
Fendol Carter

PHOTOGRAPHIC/DRAWINGS DOCUMENTATION

=====

MISSING DATA ELEMENT

Media	VDHR Neg #	Frames	Date
B&W 35mm photos	13469	13 - 16	1/ /1994

CRM MANAGEMENT EVENTS

=====

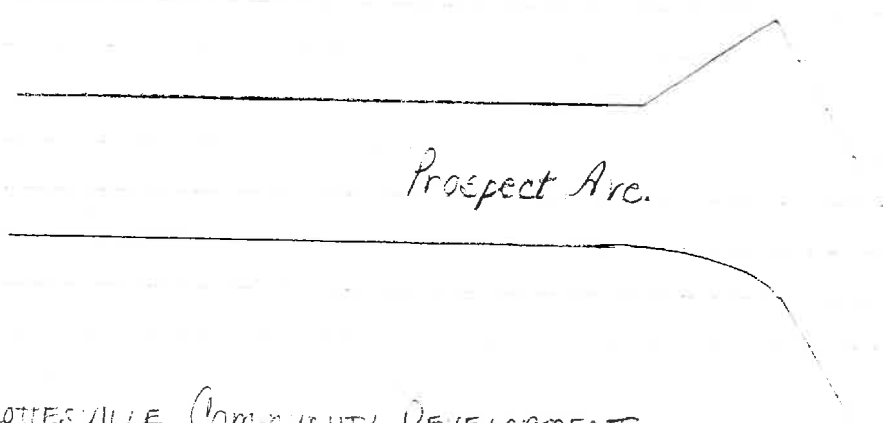
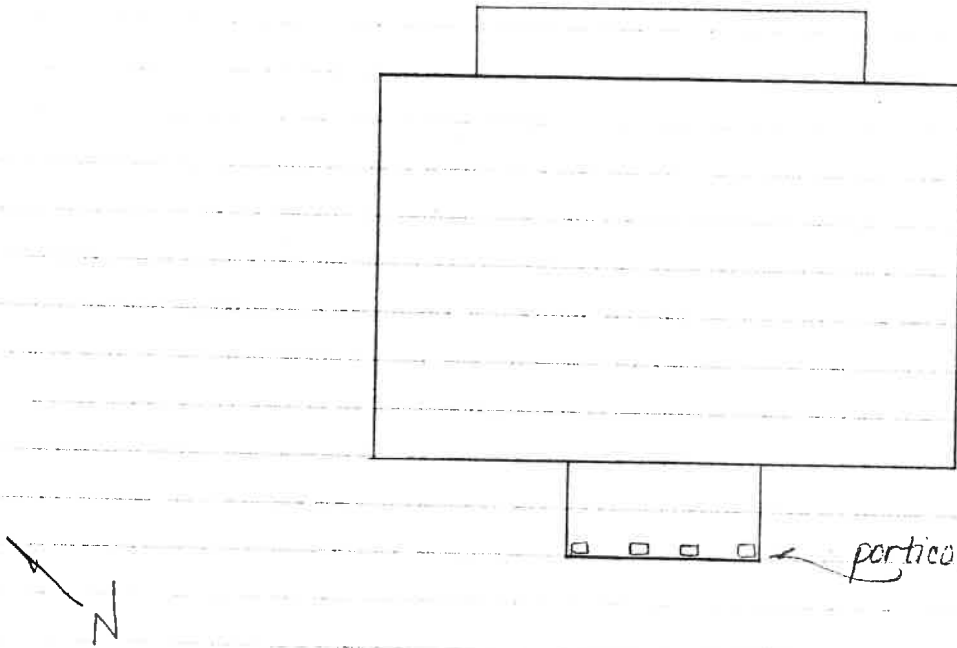
MISSING DATA ELEMENT

CRM Event	Agency/Organization	Date
Survey	Community Development-Bibb/Huppert	/ /1980
IPS data entry-PAVA (Smead)		

ROBERT L. UDDIKE HOUSE
620 PROSPECT AVE.

VEHICLE NO. 104-235

Smead
□



Prospect Ave.

ANN HUPPERT
CITY OF CHARLOTTESVILLE COMMUNITY DEVELOPMENT
SUSAN E. SMEAD
PRESERVATION ASSOCIATES OF VIRGINIA

JANUARY
1984

LANDMARK



SURVEY

annexed 1916

Robert L. Upsdike House

IDENTIFICATION

Street Address: 620 ~~Prospect Ave~~ Prospect Ave
Map and Parcel: 25 ~~4~~ - 2
Census Tract & Block:
Present Owner: Wm Dwan Mawyer
Address: ~~1515 Raleigh Ave~~ Box 67, North Garden
Present Use: residence
Original Owner:
Original Use:

BASE DATA

Historic Name: ~~Prospect Ave~~ Upsdike House
Date/Period: 1904
Style: Colonial Revival
Height to Cornice:
Height in Stories: 2
Present Zoning: R-2
Land Area (sq. ft.): 5,250 sq. ft. + .43 ac
Assessed Value (land + imp.): 19,800 + 14,800 = 34,600

ARCHITECTURAL DESCRIPTION

(formerly 620 1/2 Street)

HISTORICAL DESCRIPTION

GRAPHICS

CONDITIONS

SOURCES

City Records
Wm Dwan Mawyer
Fendol Carter

39			subdivision	401-260
396-820	Wm. Duane Mawyer	1978	subdivision	597-202
		1978	#105,800	plat 396-822
370-289	<u>give to city 12/23/75</u>			
217-366	Fendol P. Carter	1/23/60		2 tracts
199-117	G. Benton Patterson	8/7/59		
199-117	Nellie Lewis "	5/20/57		
103-163	Geo B. Marshall			

O linda subdiv

street re-named 11/16/70

~~new~~ 8 rooms, 1 bath, 0 basement

~~new~~ brick, metal gable roof, softwood & plaster

built 1904 Built.

see file for plan

33.2 x 42.5 house

Orangedale?

Van Duxer Mawyer
North Garden
3-2765

1904 cornerstone
Mrs. Rhodes lived there 47 yr, moved to White Hall last fall
beautiful inside, lovely staircase
plans preserve it
ask Fendol Carter on Rugby Ave 5-4523
Mrs Rhodes is his sister
all brick fr Updike Brick Yard

According to tax records it was built in 1904. No
indication that an older bldg was renovated, enlarged, or rebuilt

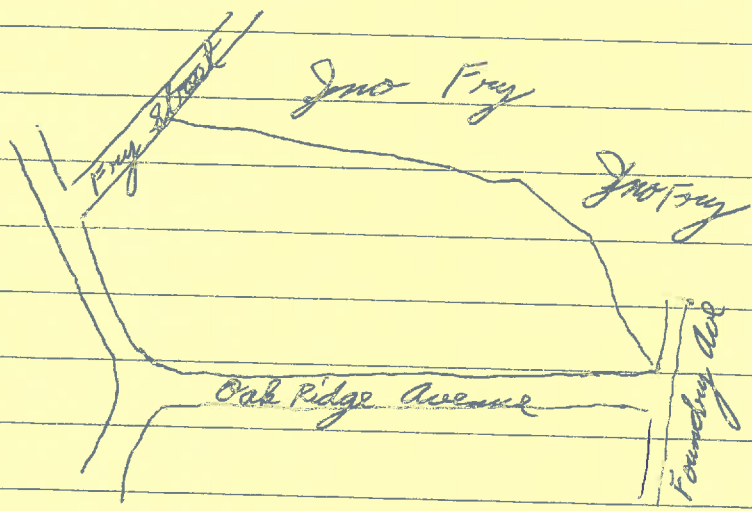
Samuel F. Rhodes } call bro Fendol Carter 5-4523
823-4981

Fendol Carter
called section Orangedale, house had no name

1033-1125
203-2125

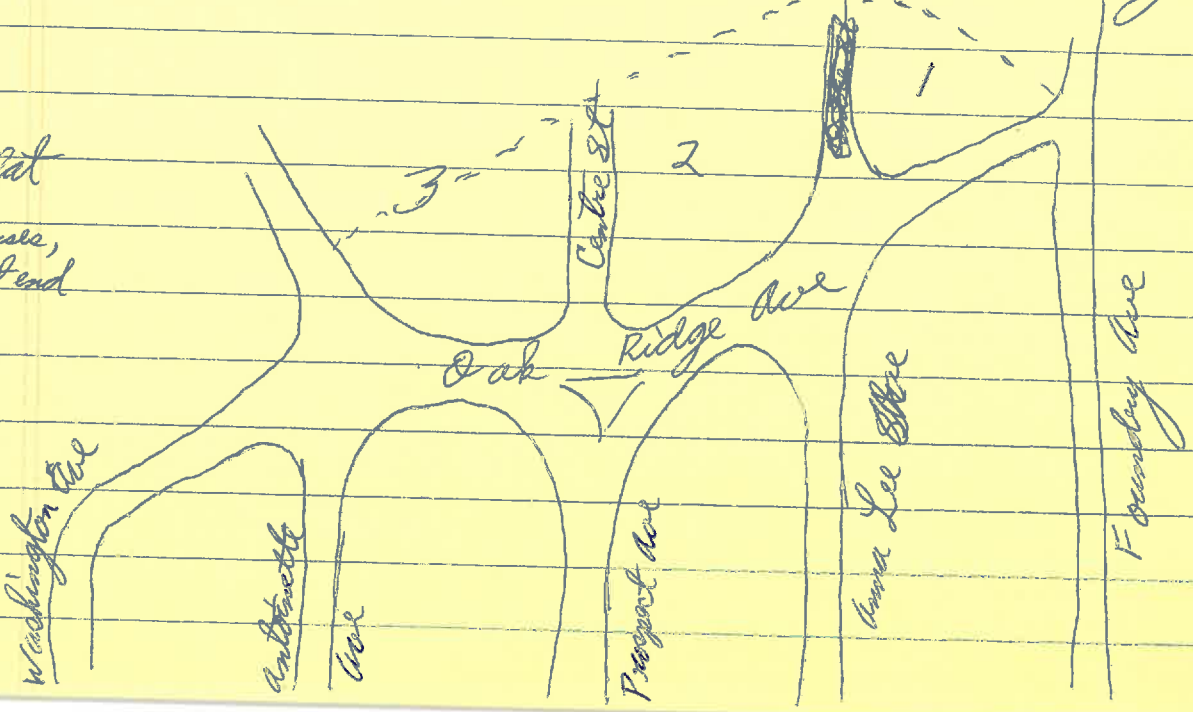
DB 103-163 R L Updike dec 12/8/37 (WB 4-329), Leslie Updike exec,
 7/23/40 chancery suit re: validity of certain deeds, court ordered real estate
 sold at auction, court refused confirm sales (too cheap)
 Updike estate → Geo B Marshall, Lula Mae Marshall \$4000
 bounded by Fife land on east side Fry St, N. side Foundry Ave,
 on S side Oak Ridge Ave to Fry St
 all DB
 same as 114-166

all DB CH'ville Land Co → CH + Roberta Walker
 114-166 R L, WB, & EB Updike of third part
 5/15/1899 for \$676.25 paid by Updikes to Walker
 6 $\frac{122}{100}$ acres (6 $\frac{3}{4}$)
 Blocks 1 + 2 + part of 3, + northern end of Centre St & Anna Lee Ave
 of Olinda plat DB 97-356; streets to be closed
 see 109-209



(Walkers sold interest to Updikes + had sale made directly to them)

97-356
~~97-356~~
 1891
 Olinda plat
 house no house,
 incl frame at end



97-356

1891

Glinda plot

00546-200

7 1/2 Prospect

2-story, 3-bay, double pile

low brick foundation, prob 0 basement
water table = 6 proj courses shallow (c 1/2) brick
6-c am bond above

"1904" on inset panel under 1st level window W bay
facade, plain panel under E

steep gable roof, 55m, proj eaves & verges, broad
cornice w returns, plain board frieze

4 int end chimneys, capped, ~~NE~~ ^{NW & SE} w/ string courses

windows 1/1, arch trim, wooden sills, ^{heavy} concrete lintels,
shorter at 2nd level; & still shorter & smaller in alt

south portico

full-height ^{1-bay} portico ^{pediment} wood shingled in front w/ 4 pierced
cornice & frieze match roof ^{air vents}
4 sl tapering ^{square} brick ^{pillars} columns w/ corbelled capitals,
set on low concrete blocks, painted white
floor ext. concrete blocks
wide double ent. doors, 2-l rect transom

small hanging balcony under portico

iron balustrade = fence w/ ornate turned & enriched posts
round arched w/ conc. keystone & end blocks
access by door or 1/1/1 window, 2nd level, center bay; ^{& half-round} transom

~~as north elev~~

north porch —

overlooked back yard

very low hip roof, 55 m, boxed cornice, pl frieze
4 slender Tuscan columns, no balustrade

concrete floor

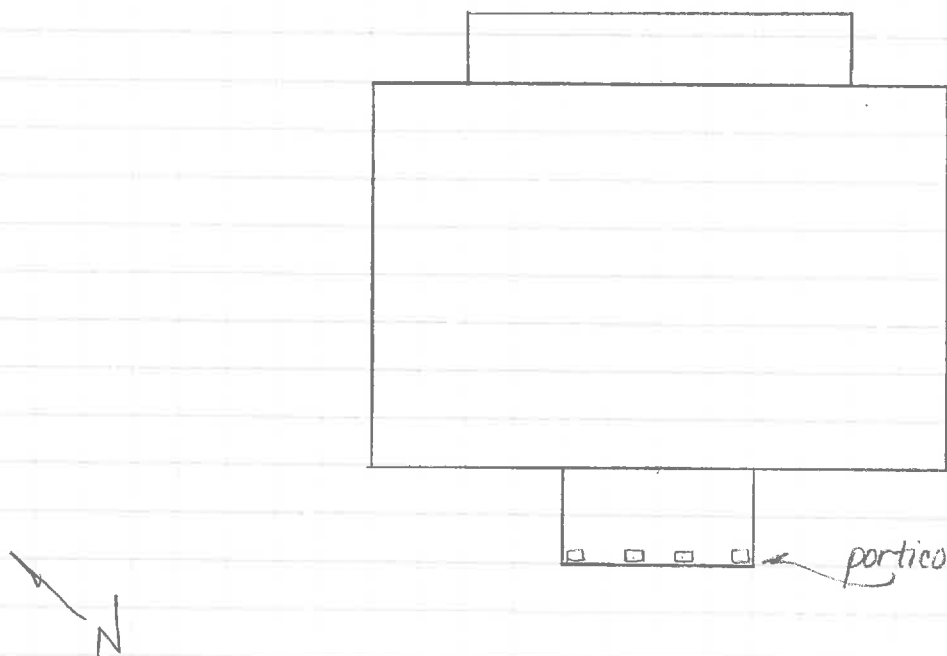
cent door w/ transom

2-flight open stair in ^{break} cent hall, back hall behind,
nice via balustrade

ROBERT L. UPDIKE HOUSE
620 PROSPECT AVE.

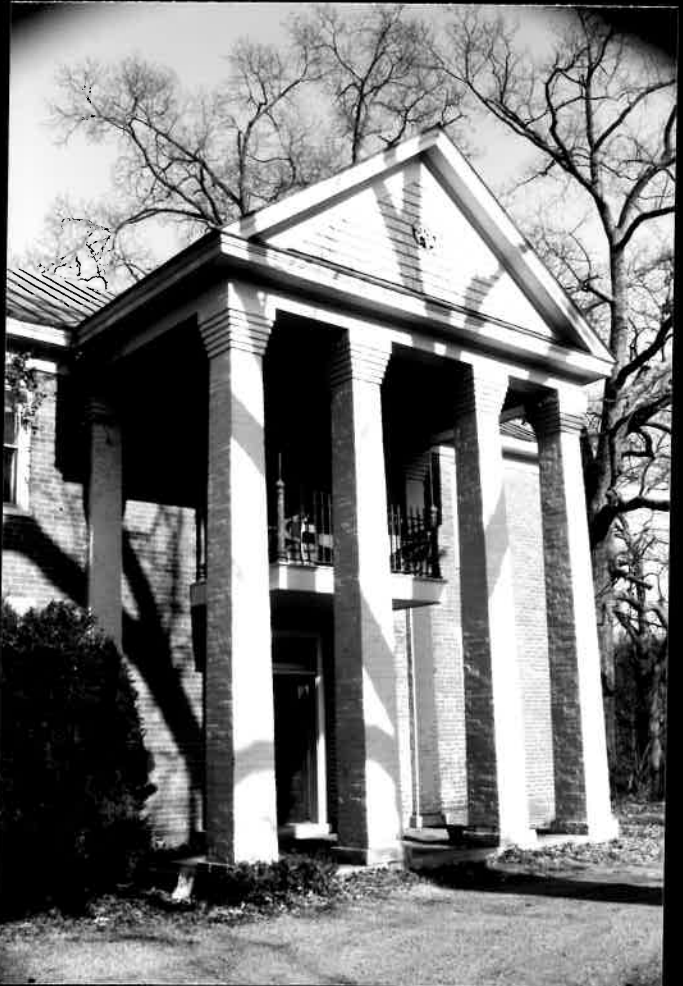
VDHR FILE NO. 104-235

shed



ANN HUPPERT
CITY OF CHARLOTTESVILLE COMMUNITY DEVELOPMENT
SUSAN E. SMEAD
PRESERVATION ASSOCIATES OF VIRGINIA

JANUARY
1994



Date JAN 1994 File No. 104-235

Name ROBERT L. WPIKE HOUSE, 1026 PERSPECT AVE

Town CHARLOTTEVILLE

County _____

Photographer ANN C. WUPPEE

Contents 3 EXT. VIEWS OF HOUSE, 1 OF

DISTRIBUTABLE