

# Architectural And Historic Survey

## Identification

<b>STREET ADDRESS:</b> 1406 Vine Street	<b>HISTORIC NAME:</b> Breeden-Thompson house
<b>MAP &amp; PARCEL:</b> 56-67	<b>DATE / PERIOD:</b>
<b>CENSUS TRACT AND BLOCK:</b>	<b>STYLE:</b> Bungalow
<b>PRESENT ZONING:</b> R-2	<b>HEIGHT (to cornice) OR STORIES:</b> one storey
<b>ORIGINAL OWNER:</b> Curtis Otto Breeden	<b>DIMENSIONS AND LAND AREA:</b> 60' x 131' (7860 sq. ft.)
<b>ORIGINAL USE:</b> Residence	<b>CONDITION:</b> Poor
<b>PRESENT USE:</b> Vacant	<b>SURVEYOR:</b> Bibb
<b>PRESENT OWNER:</b> Joyce T. Beverly, et al	<b>DATE OF SURVEY:</b> Summer 1985
<b>ADDRESS:</b> 430 Meade Avenue Charlottesville, Virginia 22901	<b>SOURCES:</b> City/County Records

## ARCHITECTURAL DESCRIPTION

This one-storey, 3-bay, double-pile bungalow appears to have been abandoned for some time and is rapidly falling into disrepair. It is set on a foundation of brick laid in 7-course American bond. The slope of the land is such that the basement is above ground at the rear and on the east side. Wall construction is of brick laid in 6-course American bond. The medium-pitched gable roof is covered with standing-seam metal and has projecting eaves and verges, exposed rafter ends and bracket-like pavilions. The gables are faced with decoratively shaped brown composition shingles. There were originally two interior capped chimneys, but the eastern one has been removed. The segmental arched windows have been boarded up, but remaining fragments indicate that they were double-sash, 6-over-6 light. A gable-roofed veranda covers most of the facade. It has a plain frieze and slightly battered wooden pillars set on brick pedestals. There is no balustrade. The segmental-arched entrance in the central bay of the facade has also been boarded up. There are two back doors, and there was once a back porch.

## HISTORICAL DESCRIPTION

Curtis Otto Breeden purchased two lots in Carlton addition in 1917 (ACDB 166-354) and probably built this house soon afterwards. He sold it to Kelly C. Breeden in 1924 (ACDB 187-302). A. N. & Emma Fry Thompson bought it from Breeden's estate in 1942 (City DB 110-313) and apparently used it as rental property. It is now owned by their heirs (City WB 19-204, 26-634) and has been vacant for some time.