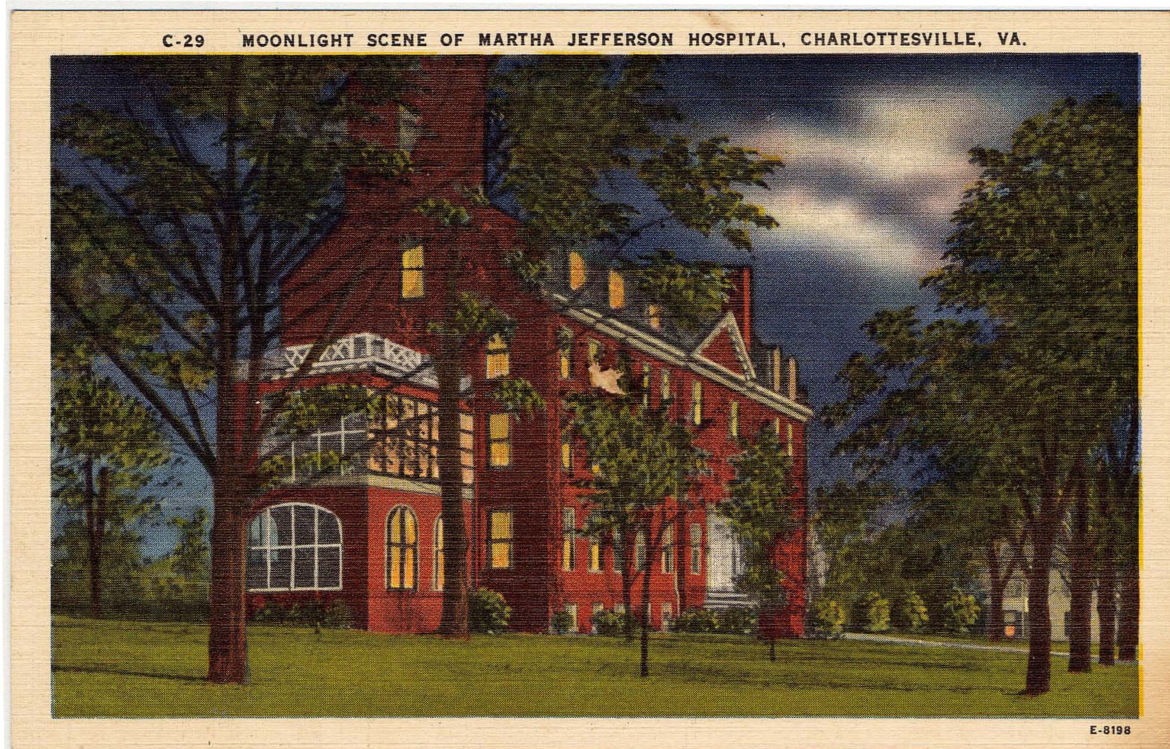


Martha Jefferson Neighborhood
Proposed Historic Conservation Overlay District



Informational Book

Department of Neighborhood Development Services
With Property Inventory Prepared by Lydia Brandt
May 2010

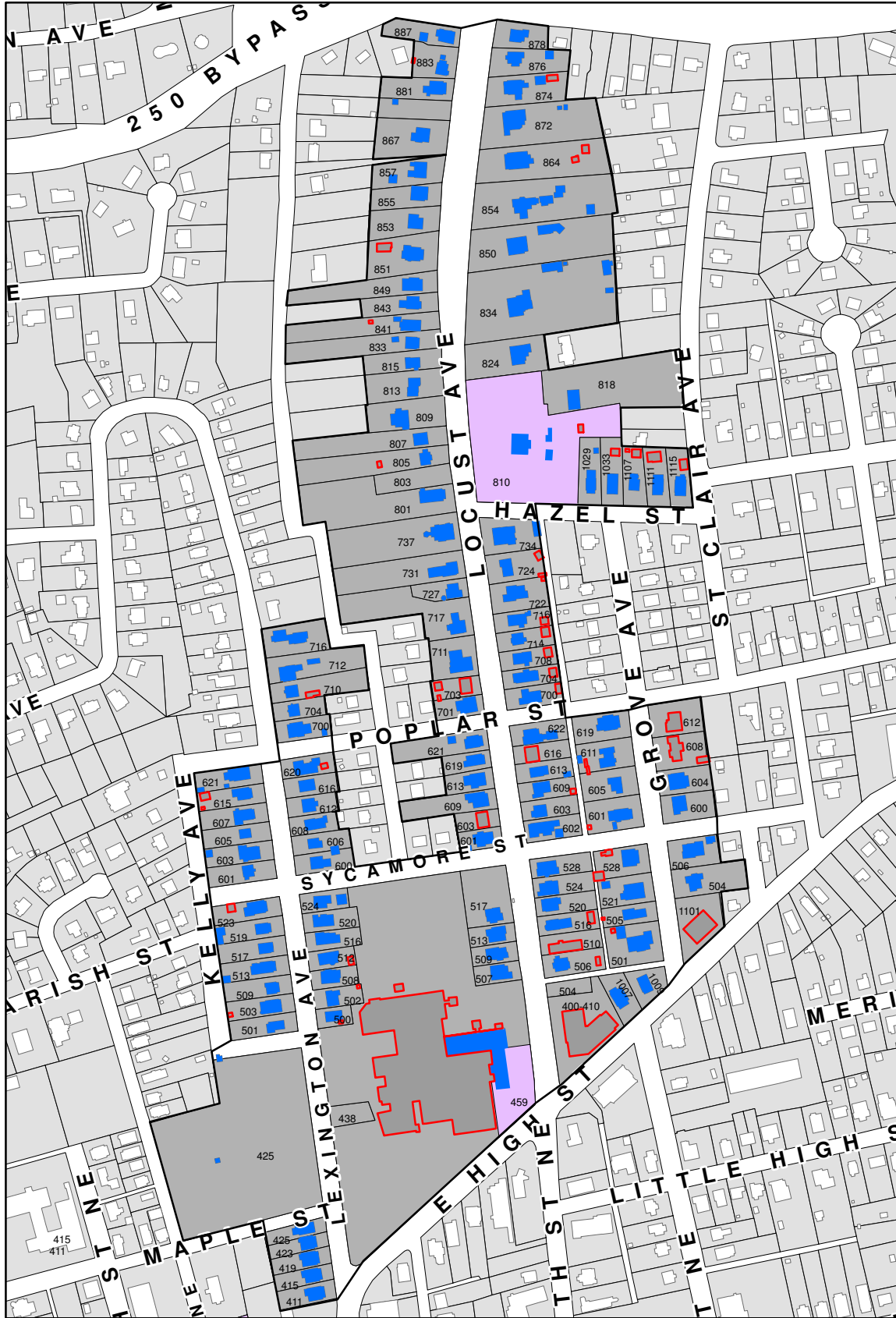
What is a Historic Conservation District?

The new “Historic Conservation District” designation is intended to protect the character and scale of the more modest historic Charlottesville neighborhoods that are facing increased development and tear-downs. Modern construction is encouraged, if done thoughtfully in concert with older structures. The designation will require review by the Board of Architectural Review (BAR) of all new construction, and certain additions and demolitions, all of which have the potential to change the character of the historic neighborhood. Otherwise, a Historic Conservation District does not impose requirements on the current residents who may want to rehabilitate their homes.

In reviewing new construction and additions the BAR and staff would use simple guidelines that focus on the objectives of protecting character and scale. In addition, the neighborhood residents help identify the character-defining features of the neighborhood that would be referenced and reinforced when applying the guidelines.

A Historic Conservation District is different from an Architectural Design Control (ADC) District in three main respects: (1) Unlike in an ADC District, where review is required of all exterior changes to existing buildings, in a Historic Conservation District no BAR approval is required for rehabilitations of an existing building, or for smaller additions and demolitions; (2) The Historic Conservation District guidelines have been greatly condensed and simplified; and (3) The residents of a Historic Conservation District help identify neighborhood features to be preserved.

Proposed Historic Conservation Overlay District for the Martha Jefferson Neighborhood



Legend

- Non Contributing Structures
- Contributing Structures
- Individually Protected Properties
- Conservation District Boundaries
- 123 Property Address



1 inch = 389 feet

City of Charlottesville
Department of Neighborhood Development Services
June 2010

Property Inventory and National Register Historic District Nomination

The Property Inventory and National Register Historic District Nomination for the Martha Jefferson Neighborhood were prepared by Lydia Mattice Brandt in 2007-08. The Architectural Significance and Historical Significance sections that follow are derived from her work.

Architectural Significance

The Martha Jefferson Historic District features 159 contributing resources with the majority of the buildings constructed between 1893 and 1930. Of those historic resources, there are 118 single or multiple dwellings, 28 garages or secondary structures, one mausoleum, one stable, one detached kitchen, one smokehouse, one cemetery and one hospital. There are only 38 non-contributing structures within the district.

This largely residential district includes both Martha Jefferson Hospital and Maplewood Cemetery, which serves as the only planned open space within the historic neighborhood boundaries. The historic structures feature typical architectural styles from the identified period of significance (1827-1957) including: Colonial Revival, Greek Revival, Georgian Revival, Late Victorian, and Bungalow-Craftsman. The historic buildings within the community remain very intact and many feature additions that do not adversely impact the original structure's historic character.

The Locust Grove farmhouse and outbuildings represent some of the earliest structures in the Martha Jefferson neighborhood and are the last vestige of the agricultural history of the district. In 1892, the Locust Grove Investment Company purchased the farm and prepared the land for subdivision and development. A second wave of building began in 1903 investors drew plats along Locust Avenue and north of Hazel Street. The final development stage lasted from the 1920s into the 1950s as available lots were filled and land closest to Martha Jefferson Hospital became a mixture of residences and hospital support facilities.

Historical Significance

The Martha Jefferson Neighborhood Historic District features the first major private hospital in Charlottesville and was connected to downtown via street car in 1895, making it an early example of a street car suburb. In 1827 the property remained outside the boundaries of Charlottesville and served as an ideal location for the establishment of the public Maplewood Cemetery, a former private family burial ground. The land was part of a 1735 grant to Nicholas Meriwether, but the first significant residence was built on the property between 1840-44 by George Sinclair. Sinclair purchased 534 acres of the Meriwether land grant for Locust Grove farm. After his death, his wife Ruth Sinclair began selling portions of the property and, upon her death in 1891, local developers formed Locust Grove Investment Company to continue dividing the property for residential use. Although Charlottesville Land Company was an established investor and developer in the area, Locust Grove Investment Company formed to manage the Locust Grove property. Each group had several investors in common including Jefferson Levy, famous for his family's efforts to preserve Monticello. Charlottesville was incorporated

as a city in 1888, and the Locust Grove farm was an ideal location for the middle and upper middle class who worked downtown but wished to live away from the central business district.

The district is an intact example of late nineteenth century suburban trends. As cities developed and grew denser, those who could afford to move often did so to secure privacy and higher quality living conditions for their families. Public transportation, such as the street car lines that were constructed throughout Charlottesville, made moving to dispersed residential communities a viable alternative to living within immediate walking distance of employment. The northern section of the district developed first, setting a precedent for large lots and deep setbacks that has come to characterize the neighborhood. The introduction of the street car in 1895 facilitated increased interest in the northern portions of the community, and by 1903 a second phase of development had begun along Hazel Street and Locust Avenue. The same year the Martha Jefferson Sanitarium Association was established and opened a facility in a Colonial Revival building at the southernmost corner of the District. Attesting to the transitional state of the area, the Sanitarium negotiated an agreement with an adjacent property owner to not plant corn because the crops' pollen was particularly irritating for patients. However city officials throughout the nation continued to sponsor rapid urban expansion and soon incorporated early suburban communities. As in the example of the Martha Jefferson neighborhood, new additions were connected to city gas and sewer systems making continued development even more enticing and profitable for early investors.

The hospital grew with the community, and, by 1928, construction began on the Patterson Wing addition. This fifty bed expansion became the most well known view of the facility and is the oldest section remaining on the property. Subsequent additions in the 1950s and 1980s expanded the hospital's influence on the surrounding neighborhood and provided the basis for ongoing negotiation patterns that were first established in the opening years of the twentieth century.

CHARLOTTESVILLE HISTORIC CONSERVATION DISTRICTS DESIGN GUIDELINES and ORDINANCE

Approved by City Council, March 16, 2009



NEW CONSTRUCTION AND ADDITIONS

Building Location – setback and orientation

1. Align a new building close to the average building setback line on the same street, if established, or consistent with the surrounding area.
2. Maintain existing consistency in spacing between buildings on the same street.
3. The front elevation should be respectful of the neighborhood characteristics and features of adjacent buildings.

Building Scale – height and massing

1. Keep the footprint, and massing of new buildings consistent with the neighborhood characteristics and compatible with the character of buildings on the same street.
2. Keep the height and width of new buildings within 200% of the prevailing height and width in the surrounding neighborhood.
3. An addition should not visually overpower the existing building.
4. Multi-lot buildings (commercial or multi-family) should be designed and articulated to be compatible with the scale of the majority of adjacent buildings on the same street or block.

Building Form – roofs and porches

1. Roof forms should be respectful of contributing buildings on the same street or surrounding area.
2. If many of the contributing buildings on the same street have porches, then including a porch or similar form in the design of a new residence is strongly recommended.

Building Openings - doors and windows

1. A single entrance door (or both doors, if a two-family dwelling, or main entrance if a multifamily dwelling) facing the street is recommended.
2. Window and door patterns and the ratio of solids (wall area) to voids (window and door area) of new buildings should be compatible with contributing buildings in the surrounding area.
3. Windows should be simple shapes compatible with those on contributing buildings, and should be oriented vertically (taller than they are wide).

Building Materials and Textures

1. The selection of materials and textures for a new building should relate architecturally to the Charlottesville locality, and should be compatible with and complementary to neighboring buildings.
2. Sustainable materials are preferred, including brick, wood, stucco, and cementitious siding and trim, and standing seam metal roofs. Clear glass windows are preferred.

Building Colors

1. The selection and use of colors for a new building should be coordinated and compatible with adjacent buildings, not intrusive.
2. More lively color schemes may be appropriate in certain sub-areas dependent on the context of the sub-areas and the design of the building.

Site

1. Fences or walls in front yards (including fences in the side yards between the street and the front of the house) should not exceed three and one-half feet in height.

DEMOLITIONS

The following factors shall be considered in determining whether or not to permit the demolition, partial demolition, encapsulation, or moving of a contributing structure:

1. The age of the structure or building;
2. Whether it has been listed on the National Register of Historic Places, or the Virginia Landmarks Register;
3. Whether, and to what extent, the building or structure is associated with an historic person, architect or master craftsman, or with an historic event;
4. Whether the building or structure, or any of its features, represent an infrequent or the first or last remaining example within the city of a particular architectural style or feature;
5. The degree to which distinguishing characteristics, qualities, features or materials remain;
6. Whether, and to what extent, a contributing structure is linked, historically or aesthetically, to other buildings or structures within the conservation district; and whether the proposed demolition would affect adversely or positively the character of the district.
7. The overall condition and structural integrity of the building or structure, as indicated by a study prepared by a qualified professional engineer and provided by the applicant (may be waived if primary residence of applicant); or other information provided to the board.
8. Whether, and to what extent, the applicant proposes to preserve portions, features or materials that are significant to the property's historic, architectural or cultural value.
9. The public necessity of the proposed demolition and the public purpose or interest in buildings to be protected.

**AN ORDINANCE
AMENDING ARTICLE II (OVERLAY DISTRICTS)
OF CHAPTER 34 (ZONING) BY ADDING A NEW DIVISION,
TO BE NUMBERED DIVISION 5,
ENTITLED “HISTORIC CONSERVATION OVERLAY DISTRICTS”,
AND AMENDING ARTICLE X (DEFINITIONS), OF THE
CHARLOTTESVILLE CITY CODE, 1990, AS AMENDED,
RELATING TO HISTORIC CONSERVATION DISTRICTS.**

BE IT ORDAINED by the Council for the City of Charlottesville, Virginia, that Article II of Chapter 34, of the Code of the City of Charlottesville, 1990, as amended, is hereby amended and reordained to add a new Division 5 (Historic Conservation Overlay Districts), and Article X of Chapter 34 of the Code of the City of Charlottesville, 1990, as amended, is hereby amended and reordained, all to read as follows:

**ARTICLE II. OVERLAY DISTRICTS
Division 4. Public Park Protection Overlay District
Secs. 34-329 – 34-334 34-349. Reserved.
Division 5. Historic Conservation Overlay Districts**

Sec. 34-335. Purposes.

The City of Charlottesville seeks, through establishment of its historic conservation overlay (“CV” or “conservation”) districts, to protect community health and safety, and to promote the education, prosperity and general welfare of the public through the identification and conservation of buildings, structures, and areas with special historical, cultural, architectural and archaeological significance. To achieve these general purposes, the City of Charlottesville seeks to pursue the following specific purposes:

- (1) To identify and preserve buildings, structures and areas with special historical, cultural, architectural and archaeological significance, or with a collective character and quality, which serve as important visible reminders of the heritage of this city, the Commonwealth of Virginia, or this nation;
- (2) To assure that new structures, additions, and related elements will be in harmony with the scale and character of the existing buildings, structures and areas;
- (3) To document and promote an understanding of the social history of city neighborhoods, and to protect their cultural institutions.

Sec. 34-336. Establishment of, and additions to or deletions from, conservation districts.

- (a) City council may, by ordinance, from time to time, designate properties and areas for inclusion or removal within a conservation district. Any such action shall be undertaken following the rules and procedures applicable to the adoption of amendments to the city’s zoning ordinance and zoning map.
- (b) Prior to the adoption of any such ordinance, the board of architectural review (“BAR”) shall define, taking into consideration information that may be provided by neighborhood residents, the architectural character-defining features of the proposed conservation district. Those features would be referenced and reinforced when applying the conservation district design guidelines.
- (c) Prior to the adoption of any such ordinance, the city council shall consider the recommendations of the planning commission and the BAR as to the proposed addition, removal or designation. The commission and BAR shall address the following criteria in making their recommendations:

- (1) The age of buildings and structures;
- (2) Whether the buildings, structures and areas are listed on the Virginia Landmarks Register or the National Register of Historic places, or are eligible to be listed on such registers;
- (3) Whether the buildings, structures or areas are of locally important historic, cultural, architectural or archaeological interest;
- (4) Whether the buildings, structures or areas are associated with an historic person or event or with a renowned architect or master craftsman, or have special public value because of notable features relating to the cultural or artistic heritage of the Charlottesville community;
- (5) Whether the buildings, structures or areas are part of a geographically definable area within which there exists a significant concentration or continuity of buildings or structures that are linked by past events or, aesthetically, by plan or physical development, or within which there exists a number of buildings or structures separated geographically but linked by association or history; and
- (6) Whether the buildings, structures or areas, when viewed together, possess a distinctive character and quality or historic significance.

Sec. 34-337. Conservation districts.

The following areas have been determined by city council to meet the criteria for designation as a conservation district, the limits of which are shown on the city's zoning map:

- (1) The (*to be determined*) Historic Conservation District: City Council has designated only certain buildings within this overlay district as "contributing structures." Those contributing structures are identified on a map included within the conservation district design guidelines, a copy of which is available within the department of neighborhood development services.

Sec. 34-338. Relationship to individually protected properties.

- (a) Within a conservation district all individually protected properties listed in Section 34-273 shall retain that designation, and shall be reviewed under the Code provisions applicable to those properties.
- (b) Before an area is designated as a conservation district, each of the structures that may qualify for designation as an individually protected property under Sec. 34-273 within that area shall be identified.

Sec. 34-339. Contributing structures.

Before an area is designated as a conservation district, each structure shall be determined to be either "contributing" or "non-contributing." Thereafter, at least once every 15 years, this determination shall be reconfirmed.

Sec. 34-340. Actions requiring certificate of appropriateness; exemptions; penalties.

- (a) Within a conservation district no building, structure or addition shall be constructed, and no contributing structure should be demolished, razed, or moved, in whole or in part, unless and until an application for a certificate of appropriateness (COA) has been approved by the Board of Architectural Review (BAR), or by city council on appeal.
- (b) All proposed new construction requires approval of a COA by the BAR.
- (c) The following proposed additions to existing buildings or structures require approval of a COA:
 - (1) Additions located on a corner lot.
 - (2) Additions located wholly or partially to the side or front of an existing building.

- (3) Additions that are equal to or greater than 50% of the total gross floor area of the existing building.
- (4) Additions located to the rear that exceed the height or width of the existing building or structure.
- (d) The proposed demolition, razing or moving of any building or structure requires approval of a COA only when:
 - (1) the building is a contributing structure; and,
 - (2) the proposed demolition is located in whole or in part to the front or side of the contributing structure, or
 - (3) the proposed demolition is equal to or greater than 33% of the total gross floor area of the existing building.

However, the removal or replacement of windows or doors shall not constitute a demolition under this conservation district ordinance.

- (e) The following shall be exempt from the requirement of a certificate of appropriateness:
 - (1) Interior features, details, alterations and improvements;
 - (2) Ordinary maintenance or repair of exterior elements or features;
 - (3) Construction, reconstruction or other improvements to a building or structure made pursuant to an order of correction issued by the city's building code official, upon a determination by the city's building code official that a building or structure is an "unsafe structure," as that term is defined by the state's building code and regulations. In the event any such order or determination is issued with respect to a building or structure subject to BAR review pursuant to this division, the director of neighborhood development services shall notify the BAR of any alterations or repairs ordered by the building code official; and
 - (4) The demolition, razing or removing, in whole or in part, of any contributing structure allowed pursuant to an order of the city's building code official, upon a determination by the city's building code official that a building or structure is in such dangerous, hazardous or unsafe condition that it could reasonably be expected to cause death or serious injury before review under the provisions of this division. Upon such a determination, the building code official shall deliver a copy of the order to the director of neighborhood development services and to the chairperson of the BAR.
- (f) Failure to obtain a COA as required by this section for the demolition, razing or moving of any contributing structure shall be subject to the civil penalty described within Sec. 34-86(c) (*i.e.*, twice the fair market value of the building or structure).

Sec. 34-341. Criteria for approval.

- (a) In considering a particular application the BAR shall approve the application unless it finds:
 - (1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the conservation district design guidelines; and
 - (2) The proposal is incompatible with the historic, cultural or architectural character of the conservation district in which the property is located.
- (b) Review of the proposed new construction or addition to a building or structure shall be limited to factors specified in Sec. 34-342. The BAR, or council on appeal, may require conditions of approval as are necessary or desirable to ensure that any new construction or addition would be compatible with the scale and character of the conservation district. Prior to attaching conditions to an approval, due consideration shall be given to the cost of compliance with the proposed conditions.
- (c) Review of the proposed demolition, razing or moving of any contributing structure shall be limited to the factors specified in Sec. 34-343.

Sec. 34-342. Standards for review of new construction and additions.

The following features and factors shall be considered in determining the appropriateness of proposed new construction and additions to buildings or structures:

- (1) Whether the form, height, scale, mass and placement of the proposed construction are visually and architecturally compatible with the site and the applicable conservation district;
- (2) The harmony of the proposed changes in terms of overall proportion and the size and placement of entrances and windows;
- (3) The impact of the proposed change on the essential architectural form and integrity of the existing building;
- (4) The effect, with respect to architectural considerations, of the proposed change on the conservation district neighborhood;
- (5) Any applicable provisions of the city's conservation district design guidelines.

Sec. 34-343. Standards for review of demolition, razing or moving of a contributing structure.

The following factors shall be considered in determining whether or not to permit the demolition, razing or moving, in whole or in part, of a contributing structure:

- (1) The historic, architectural or cultural significance, if any, of the specific building or structure, including, without limitation:
 - (i) The age of the building or structure;
 - (ii) Whether it has been listed on the National Register of Historic Places, or listed on the Virginia Landmarks Register;
 - (iii) Whether, and to what extent, the building or structure is associated with an historic person, architect or master craftsman, or with an historic event;
 - (iv) Whether the building or structure, or any of its features, represent an infrequent or the first or last remaining example within the city of a particular architectural style or feature;
 - (v) The degree to which distinguishing characteristics, qualities, features or materials remain;
- (2) Whether, and to what extent, a contributing structure is linked, historically or aesthetically, to other buildings or structures within the conservation district, and whether the proposed demolition would affect adversely or positively the historic or aesthetic character of the district;
- (3) The overall condition and structural integrity of the building or structure, as indicated by studies prepared by a qualified professional engineer and provided by the applicant (studies may be waived by the director if the building is the applicant's primary residence), or other information provided to the BAR;
- (4) Whether, and to what extent, the applicant proposes to preserve portions, features or materials that are significant to the property's historic, architectural or cultural value; and
- (5) Any applicable provisions of the city's conservation district design guidelines.

Sec. 34-344. Validity of certificates of appropriateness.

The same requirements and procedures specified in Sec. 34-280 shall apply.

Sec. 34-345. Application procedures.

- (a) Applications shall be submitted to the director by a property owner, contract purchaser, or lessee of the property, or by the authorized agent of any such person. Each application shall be accompanied by the required application fee, as set forth within the most recent zoning fee schedule approved by city council.
- (b) The director shall require the applicant to submit sufficient information for the preliminary review to make a determination whether further review and a certificate of appropriateness is

required. If the director determines that review and approval by the BAR is required, then the applicant shall submit a complete application that includes the following information:

- (1) A written description of proposed exterior changes;
- (2) A general sketch plan of the property including: the location of existing structures; property and setback lines; and any proposed new construction, additions or deletions, parking areas, and fences;
- (3) The total gross floor area of the existing building and of any proposed additions;
- (4) Elevation drawings depicting existing conditions and proposed exterior changes;
- (5) Photographs of the subject property in context of the buildings on contiguous properties;
- (6) In the case of a demolition request where structural integrity is at issue, the applicant shall provide a structural evaluation and cost estimates for rehabilitation, prepared by a professional engineer. The director may waive the requirement for a structural evaluation and cost estimates in the case of an emergency, or if the building is the primary residence of the applicant.

Sec. 34-346. Approval or denial of applications by BAR.

- (a) The BAR shall afford each applicant, and any other interested party, an opportunity to be heard, prior to rendering its decision on any application. The director of neighborhood development services shall send written notice of the time, date, place and subject of a meeting to the applicant, or his agent, and to each property owner, or his agent, abutting or immediately across a street or road from the property that is the subject of the application, and to all properties having frontage along the same city street block. Notice sent by first class mail to the last known address of such owner or agent, as shown on the city's current real estate assessment books, postmarked not less than fourteen (14) days before the meeting, shall be deemed adequate. Additionally, a sign shall be posted at the property which is the subject of the application, at least ten (10) days prior to the BAR's meeting, and identifying the time, date, place and nature of the application which has been scheduled for a hearing.
- (b) Failure of the BAR to act on an application determined to be subject to BAR review within forty-five (45) days after receipt thereof shall be deemed approval. With the consent of the applicant this time may be extended to eighty-five (85) days.
- (c) Upon BAR approval of an application, the director shall issue the approved certificate. Upon denial of an application (approval of an application with conditions over the objections of the applicant shall be deemed a denial), the applicant shall be provided written notice of the decision, including a statement of the reasons for the denial or for the conditions to which the applicant objects.

Sec. 34-347. Appeals.

- (a) A decision of the BAR may be appealed to city council by the applicant, or any other aggrieved person, by filing a written notice of appeal within ten (10) days from the date of decision. An appellant shall set forth, in writing, the grounds for an appeal, including the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and/or any additional information, factors or opinions he or she deems relevant to the application. The applicant, or his agent, and any aggrieved person, shall be given an opportunity to be heard on the appeal.
- (b) In any appeal the city council shall consult with the BAR and consider the written appeal, the criteria set forth within section 34-276 or 34-278, as applicable, and any other information, factors, or opinions it deems relevant to the application.
- (c) A final decision of the city council may be appealed by the owner of the subject property to the Circuit Court for the City of Charlottesville, by filing with the court a petition setting forth the alleged illegality of the action taken. Such petition must be filed with the Circuit Court within thirty (30) days after Council's final decision. The filing of the petition shall stay the council's decision pending the outcome

of the appeal; except that the filing of the petition shall not stay a decision of city council denying permission to demolish a building or structure.

(d) Any appeal which may be taken to the Circuit Court from a decision of the city council to deny a permit for the demolition of a building or structure shall not affect the right of the property owner to make the bona fide offer to sell as described in Sec. 34-286(d) and Sec. 34-286(e).

Sec. 34-348. Responsibilities of BAR.

With respect to conservation districts, the city's BAR shall oversee the administration of this division. In addition to any other responsibilities assigned to the BAR within this division, or in Sec. 34-288, the BAR shall:

(1) Recommend surveys of potential conservation districts, and recommend properties for inclusion in, or deletion from, conservation districts.

(2) Develop and recommend to the city council for council's approval design guidelines for the city's conservation districts ("conservation district design guidelines"), consistent with the purposes and standards set forth within this division. Conservation district design guidelines shall have the status of interpretive regulations. The BAR shall undertake a comprehensive review and shall update the conservation district guidelines at least once every five (5) years.

Sec. 34-349. Reserved.

...

ARTICLE X. DEFINITIONS

Sec. 34-1200. Definitions.

.... *Contributing structure*, as used within Article II, Division 2 (Historical Preservation and Architectural Design Control Overlay Districts) and Division 5 (Historic Conservation Overlay Districts), and when referring to a building or structure located within a major design control district identified within section 34-272 thereof, means a building or structure that, by location, design, setting, materials, workmanship, feeling or association adds to the district's sense of time and place and historical development.

Contributing and Non-Contributing Structures

Zoning Ordinance Definition: ***Contributing structure***, as used within Article II, Division 2 (Historical Preservation and Architectural Design Control Overlay Districts) and Division 5 (Historic Conservation Overlay Districts), and when referring to a building or structure located within a major design control district identified within section 34-272 thereof, means a building or structure that, by location, design, setting, materials, workmanship, feeling or association adds to the district's sense of time and place and historical development.

Before an area is designated as a Historic Conservation Overlay District, each structure shall be determined to be either "contributing" or "non-contributing." Thereafter, at least once every fifteen (15) years, this determination shall be reconfirmed.

The map that follows shows the proposal for which structures within the Martha Jefferson Historic Conservation District are determined to be contributing structures or non-contributing structures.

The significance of this determination is that, within a conservation district, no *contributing structure* shall be demolished, razed, or moved, in whole or in part, unless and until an application for a certificate of appropriateness (COA) has been approved by the board of architectural review (BAR), or by city council on appeal. However, *non-contributing structures* may be demolished without BAR approval.



April 24, 2010

Planning Commission
City of Charlottesville
605 East Main St.
Charlottesville, VA 22902

Dear Members of the Planning Commission:

The purpose of this letter is to seek your support for formally establishing a Historic Conservation Overlay District in a portion of the Martha Jefferson neighborhood pursuant to the provisions of the Section 34-335 (March 2009) ordinance of that title.

In 2006, the Martha Jefferson Neighborhood Association (MJNA) commissioned an exhaustive study of the historic significance of portions of the Martha Jefferson Neighborhood, principally Lexington and Locust Avenues and a portion of Grove Avenue. With the assistance of the city's Neighborhood Development Services Department (NDS), that study was the basis of a successful application for placing the survey area on The National Register of Historic Places and The Virginia Landmarks Register in 2008. A map of the Virginia/Federal historic designated area is at Attachment A.

While the historic places designations do provide welcomed recognition of the special status of our community, as well as limited tax credits for preservation and restoration of contributing properties, they do not provide a reliable, legal basis for continued protection of the historic structures and character of the neighborhood. This is especially important because of the neighborhood's proximity to commercial areas in the North Downtown and High Street overlay districts, likely Martha Jefferson Hospital site redevelopment, and to the threat of demolition or inappropriate renovation of historic residences in what has become a very sought-after real estate market in the city.

In the summer and fall of 2009, MJNA conducted a series of seven "block meetings" throughout the neighborhood to explore the *pros* and *cons* of a conservation or architectural control district and determine homeowners' attitudes and preferences. Participants were generally—although not universally—in favor of a conservation district, but preferred not to pursue the alternative of an architectural control district

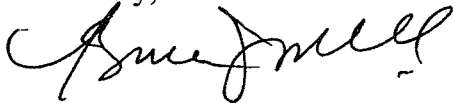
(ADC) designation because of perceptions that review processes may be overly-intrusive in ADC's. In addition to the block meetings, MJNA posted extensive Q&A information on its website, co-sponsored with NDS an open information session on conservation/control districts at City Space, and discussed the merits of a historic conservation district at its Winter General Meeting in January, 2010. On the advice of NDS, the Martha Jefferson Neighborhood Association prepared and mailed or hand-delivered a formal ballot to all affected property owners (according to official city records) in the proposed ordinance area in February, 2010 (see Attachment B). Property owners were allowed to either mark and return their ballots to our Treasurer or email their preference to our association email address.

We had a very successful response rate of 52% of the 103 property owners canvassed. Those "for" creation of a historic conservation district under the 2009 city ordinance are 34 or 65.4%, while those "opposed" to the district are 16 or 30.8%. Many of the non-respondents are property owners who do not reside in the area. We made determined efforts to reach them by phone or email (those out of area were mailed ballots) but with mixed results. There were two "non-votes", i.e. with ballots returned but no preference indicated. A tabulation of the votes is available from MJNA upon request.

On the basis of the very positive response in favor of establishing a Historic Conservation Overlay District, the MJNA Executive Board voted to endorse creation of such a District and seek official city action and approval. This letter constitutes that formal application and request.

We would be happy to meet with Planning Commissioners to answer any questions that may arise.

Sincerely,



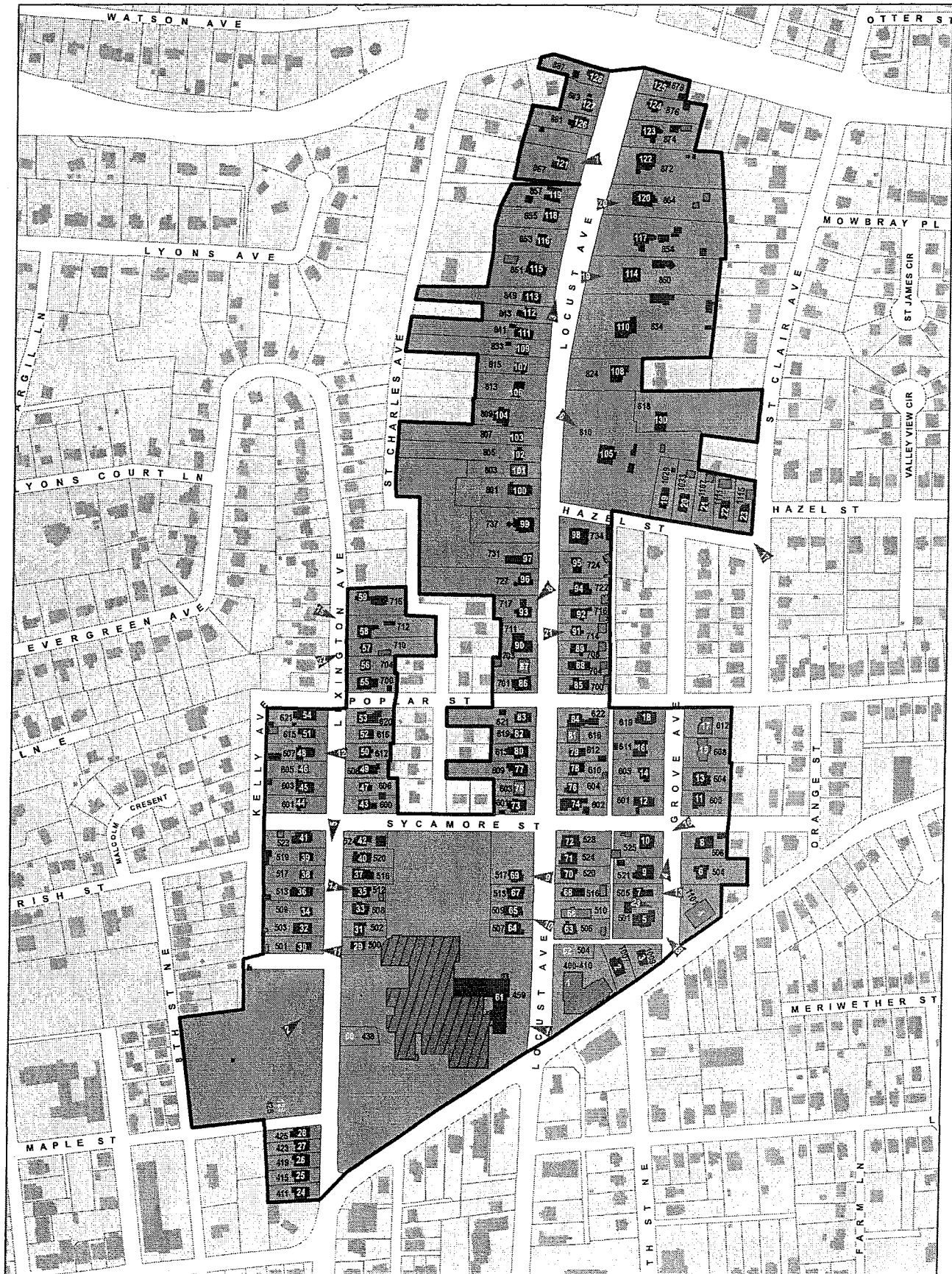
Bruce J. Odell
President, Martha Jefferson Neighborhood Association
878 Locust Avenue
Charlottesville, VA 22902

Phone: (434) 326-4217
Cell: (434) 996-1775

Attachments: a. Proposed Martha Jefferson National Historic District – September 2007
b. MJNA Ballot on Historic Conservation District

Cc: James Tolbert and Mary Joy Scala, NDS
Jeanie Cox, Clerk of Council

PROPOSED MARTHA JEFFERSON NATIONAL REGISTER HISTORIC DISTRICT SEPTEMBER 2007



0 200 400 600 800
Feet

- Proposed District
- DHR Number (104-5144-0-)
- Resource Address
- Contributing Resource
- Non-Contributing Resource
- Non-Historic Portion of Resource
- Photo Key

2



878 Locust Avenue
Charlottesville, VA 22902

Martha Jefferson Hospital
459 Locust Avenue
Charlottesville, VA 22902

Dear Property Owner,

Your buildings at various addresses are either contributing resources or non-contributing resources within the Martha Jefferson National Register District, which is strictly honorary. This designation is potentially beneficial for contributing resources by offering state tax credits for qualified remodels for homeowners as well as state and federal credits for those owning income-producing property.

After two years on the Register, the Martha Jefferson Neighborhood Association is now considering asking the city to list the same area as a local historic district. While this has the support of the board, we would like to first take a non-binding poll of each homeowner in order to gauge support for this request.

If a tally of votes should indicate neighborhood support for a local district, we will make a request to the city, who will then consider with the zoning change in the usual manner. This includes advising all affected property owners, holding public hearings, etc.

In March 2009 City Council passed an ordinance allowing a new type of local historic district, called a "Conservation District". It is a simplified, less restrictive version of the Architectural Design Control District found in other parts of the city. For extensive additional information about Conservation Districts, please visit our website at www.mjna.org.

Please mark your preferred option below, print and sign your name and return this letter to Mary Odell at the address above by February 8th.

- ☐ I am in favor of the MJNA Board's request for the National Register area to be listed within the city as a Conservation District.
- ☐ I am not in favor of the MJNA Board's request for the National Register area to be listed within the city as a Conservation District.

Printed Name

Signature

Thank you for your participation.

The MJNA Board

1005 East High Street



DHR: 104-5144-0001

Primary Resource Information: **Medical Business/Office, Stories 2.00, Style: Other, 1960.**

July 2007: This 2-story, brick medical business/office building has a flat roof and 2 stories visible on East High Street, while only 1 story is visible on Locust Avenue due to the slope of the site.

Individual Resource Status: **Medical Business/Office** **Non-Contributing: 1**

1007 East High Street



TM/P: 54/80

DHR: 104-5144-0002

Primary Resource Information: **Single Dwelling, Stories 2.00, Style: Other, 1925.**

July 2007: After purchasing the lot from R. W. Wilbourn in 1923, John E. Wilkins constructed this house in 1925. Wilkins was a fireman who later worked as a locomotive engineer. This 2-story American Foursquare has a hipped roof and an exposed concrete foundation and is brick laid in 7-course American bond. A hipped-roof porch supported on heavy Tuscan columns stretches across the front of the façade, shades the 3-bay 1st floor, and is approached from the street by 2 sets of stairs due to the sharp incline of the site. The door is in the central bay with sidelights and a single-light transom. Both of the side bays of the 1st story and the 2 bays of the 2nd story have single 6/6-sash windows. The roof is covered in asphalt shingles, has a hipped-roof dormer with 2 small, 3/1-sash windows positioned in the center of the façade, and a brick chimney emerges from the roof's eastern side.

Individual Resource Status: **Single Dwelling**

Contributing: 1

1009 East High Street



TM/P: 54/90

DHR: 104-5144-0003

Primary Resource Information: **Single Dwelling, Stories 2.00, Style: Craftsman-Bungalow, 1924.**

July 2007: R. W. Wilbourn, Jr. and his wife, Eva, purchased this lot from Marshall Timberlake in 1920 as part of a larger plot of land. After subdividing the initial land conveyed, Wilbourn built this 2-story stucco-finished Craftsman Bungalow in 1924 on speculation, selling it that same year. The house has an exposed concrete foundation and a deep, front-gabled porch shading the 1st floor of the façade with brackets, a wooden balustrade, and battered concrete piers on brick plinths. The door is located on the western side of the south-facing facade and is flanked by a set of 3 6/6-sash windows. A large, shed-roof dormer dominates the deep-eaved, side-gabled roof and also has 3 full-size 6/6-sash windows and exposed rafter ends. The roof is covered in asphalt shingles and a chimney and large bay window are attached to the east elevation. The house is also approached by 2 sets of stairs due to the site's slope.

Individual Resource Status: **Single Dwelling**

Contributing: 1

1011 East High Street



TM/P: DHR: 104-5144-0004

Primary Resource Information: **Medical Business/Office, Stories 2.00, Style: Other, c. 1969.**

July 2007: Because of the steep slope rising from East High Street, this flat-roofed, common bond brick medical business/office building has 2 stories visible from East High Street and only 1 from Grove Avenue.

Individual Resource Status: **Medical Business/Office Non-Contributing: 1**

501 Grove Avenue



TM/P: 54/10 DHR: 104-5144-0005

Primary Resource Information: Single Dwelling, Stories 1.50, Style: Bungalow-Craftsman, 1924.

July 2007: One of the best examples of a Bungalow-Craftsman in the district, this 1.5-story building has a stucco finish and a low, side-gabled roof covered in asphalt shingles with brackets. Now used as office space, Charlottesville Lumber Company Secretary W. A. Barksdale built the house in 1924. A side-gabled wing that is attached to the east-facing façade and projects beyond the north elevation dominates the front of the house. The wing is an open porch on its southern side and has a deep overhanging eave. The northern end is enclosed with a series of 3 side-by-side paired casement windows on the eastern and northern sides with a single window and door on the southern side, opening onto the open porch. The entrance is roughly in the center of the open facade and is flanked to the north by a pair of 9/1-sash windows and to the south by a set of 3 9/1-sash windows. A low, shed-roofed dormer with casement windows is in the center of the roof and a battered chimney is attached to the south elevation while another chimney emerges from roughly the center of the roof. A 1-story addition extends the rear of the building, flush with the north elevation, while the back of the lot is occupied by a 2-car stone garage with a side-gabled roof and shed dormer.

Individual Resource Status: **Single Dwelling**

Contributing: 1

Individual Resource Status: **Secondary Structure/Garage** **Contributing: 1**

504 Grove Avenue



TM/P: 54/15 DHR: 104-5144-0006

Primary Resource Information: **Single Dwelling, Stories 2.00, Style: Other, 1905.**

July 2007: Built by Locust Grove Investment Company President George B. Marshall in 1905 on speculation and sold to salesman John B. Marr the next year, this 2-story, frame dwelling has a hipped roof with a cross gable on the south and north elevations and a slightly projecting north bay on the west-facing façade, splitting the façade into 2 roughly equal parts. A hipped-roof porch with slender Tuscan columns and spindle-like balustrade shades the 1st floor of the façade and abuts the northern wing. The entrance is located roughly in the center of the building, has a transom, and is flanked to the south by a single 4/4-sash window. The upper story of the southern portion of the facade has 2 more 4/4-sash windows. The projecting northern wing has a single 4/4-sash window on each story and a defined pediment to its gable, complete with a small casement window and filled with wooden fish-scale shingles. The gables on the side elevations have identical pediments. All of the windows have louvered shutters and a small, 1-story addition is attached to the north elevation of the dwelling. The roof is covered in asphalt shingles.

Individual Resource Status: **Single Dwelling**

Contributing: 1

505 Grove Avenue



TM/P: 54/11 DHR: 104-5144-0007

Primary Resource Information: **Single Dwelling, Stories 2.00, Style: Other, 1906.**

July 2007: Retail merchant Henry H. Hankins built this 2-story, 2-bay, stucco-finished, hipped-roof dwelling on speculation in 1906. The roof has central, flush cross gables on the north and south elevations and a cross gable flush with the slightly projecting, oversized south bay of the east-facing façade. The building has a full-width, hipped-roof porch that is supported by Tuscan posts joined by segmental arches and a simple balustrade, and is approached by 6 rather steep concrete steps. The door is located in the north bay, abutting the projecting south bay, and has sidelights and a single-light transom. The 2nd story of the north bay has a single 1/1-sash window. Single 1/1-sash windows with louvered shutters occupy both the 1st and 2nd stories of the south bay. The cornice is prominent and is embellished with exposed brackets. The north elevation has a 1-story addition that extends beyond the rear of the house, and is also flush with the south elevation. A low brick chimney is also visible. A modern, frame shed is visible in the backyard.

Individual Resource Status: **Single Dwelling**

Contributing: 1

Individual Resource Status: **Secondary Structure/Shed**

Non-Contributing: 1

506 Grove Avenue



TM/P: 54/14 DHR: 104-5144-0008

Primary Resource Information: **Single Dwelling, Stories 2.00, Style: Other, 1906.**

July 2007: George B. Marshall built this 2-story, hipped-roof frame dwelling in 1906. In 1909, Marshall sold the house to W. B. Cloe, the bookkeeper for the Albemarle National Bank. The house has gabled wings that project slightly beyond the façade and the north elevation. A hipped-roof porch with turned posts, a spindle balustrade, fan-like brackets and spools along the porch frieze occupies the northern portion of the façade; it terminates against the southern cross-gabled wing and wraps partly around the north elevation. The door is located where the façade meets the cross-gabled wing and is flanked to the north by a single 2/2-sash window. A single 2/2-sash window is placed symmetrically in the center of the northern portion of the façade. The 1-bay wing has a single 2/1 window on each floor. A brick chimney emerges at the point where the cross-gabled wing meets the hipped roof. The gable pediments are filled with fish scale shingles and casement windows. A series of 2 frame additions extend the rear of the house and a frame garage opens onto Sycamore Street.

Individual Resource Status: **Single Dwelling**

Contributing: 1

Individual Resource Status: **Secondary Structure/Garage** **Contributing: 1**

521 Grove Avenue



TM/P: 54/12 DHR: 104-5144-0009

Primary Resource Information: Single Dwelling, Stories 1.50, Style: Bungalow-Craftsman, 1928.

July 2007: Clerk and teller for the People's National Bank Elmer C. Sullivan built this Bungalow-Craftsman house in 1928. The 3-bay, 1.5-story dwelling has a full-width porch created by the overhang of the roof. The porch is supported by 4 symmetrically distributed, battered wooden piers on brick plinths. The door is in the center of the east-facing façade, topped by a flat arch and is flanked on either side by double 6/1-sash windows. The roof has exposed rafter ends visible beneath the overhanging eaves. Hipped-roof dormers with 2 windows each are located in the center of the roof on the façade and north and south elevations. A brick chimney is visible on the northern side of the house and the roof is covered in asphalt shingles. A small, hipped-roof, frame shed with exposed rafter ends is located at the end of the driveway that runs along the north side of the house.

Individual Resource Status: **Single Dwelling**

Contributing: 1

Individual Resource Status: **Secondary Structure/Shed**

Contributing: 1

525 Grove Avenue



TM/P: 54/13 DHR: 104-5144-0010

Primary Resource Information: Single Dwelling, Stories 2.00, Style: Other, 1893-1903 and 1906.

July 2007: One of the most distinctive houses in the neighborhood, 525 Grove Avenue was built in 1893-1903 by the Locust Grove Investment Company, then added to and finished in 1906 by Eugene B. Moss, the salesman son-in-law of George B. Marshall, who received the property in 1903 from the LGIC. Contracted by the Lupton Brothers and built in their exclusive rock-faced concrete block, the 2-story, 3-bay, hipped-roof dwelling has a hipped-roof porch supported by slender Tuscan columns that stretches almost across the entire façade, has a simple wooden balustrade, and is approached by 8 wooden steps. A single window occupies each of the other bays; the windows are all 1/1-sash and are topped with flat arches of undecorated concrete block. The metal roof has slight eaves; central pediments filled with wooden shingles and louvered thermal windows occupy the east-facing façade and north and south elevations. 2 block chimneys emerge from the center of the roof. A cross-gabled, frame guest house and a small frame shed – both with metal roofs – have been added in the modern period and face onto Sycamore Street.

Individual Resource Status: **Single Dwelling**

Individual Resource Status: **Secondary Structure**

Individual Resource Status: **Secondary Structure/Shed**

Contributing: 1

Non-Contributing: 1

Non-Contributing: 1

600 Grove Avenue



TM/P: 51/46 DHR: 104-5144-0011

Primary Resource Information: **Single Dwelling, Stories 2.00, Style: Other, 1941-42.**

July 2007: Sitting on a lot without trees or other significant landscaping, Emmet E. Pack, Jr. built this 2-story, 3-bay, side-gabled house in 1941-42. The is a simple box with a small, 1-story addition flush with the façade extending northwards. A hipped-roof porch, low to the ground and decorated only by slender, square Tuscan columns, stretches across the entire façade and along the 1-story addition, terminating against the south elevation. The central portion of the building has 3 bays with the door being located in the northernmost bay and the others occupied with single 6/6-sash windows, all topped by flat arches. A brick chimney is attached to the south elevation and the roof is metal. A full basement garage is made possible by the slope of the site.

Individual Resource Status: **Single Dwelling**

Contributing: 1

601 Grove Avenue



TM/P: 51/45 DHR: 104-5144-0012

Primary Resource Information: Single Dwelling, Stories 1.00, Style: Bungalow-Craftsman, 1938.

July 2007: This 1-story, brick Bungalow- Craftsman has the district's only clipped roof in addition to a shed-roofed porch that stretches across the entire façade. William F. Koiner constructed the building in 1938 after purchasing the lot the previous year. The porch is approached by 9 brick steps with stepped brick balustrades, and supported by 3 battered wooden piers on high brick plinths. The door is roughly in the center of the east-facing façade, and is flanked to the south by paired 6/1-sash windows and to the north by a single window. 2 casement windows are visible beneath the clipped roof on the façade. The roof is covered in metal, a brick chimney is attached to the south elevation, and a 1-story brick addition extends the rear of the building.

Individual Resource Status: **Single Dwelling**

Contributing: 1

604 Grove Avenue



TM/P: 51/48 DHR: 104-5144-0013

Primary Resource Information: **Single Dwelling, Stories 2.00, Style: Other, 1912.**

July 2007: George B. Marshall's daughter, Fannie Moss, constructed this house in 1912 after receiving the lot as part of her father's estate in 1910. The hipped-roof 2-story, brick house is laid in 7-course American bond and has a stepped façade created by a gabled wing that extends beyond the south elevation. The main body of the building has 3 bays, while the portion stepped back from the main mass has only 1 bay. A hipped-roof porch wraps across the front of the house and extends around the south elevation before ending at the stepped portion. It has a low wooden balustrade and square Tuscan columns. The double doors are located in the central bay of the main mass, and are topped by an elliptical fanlight with tracery and 3 segmental arches. The other 2 bays of the 1st floor and the north and south bays of the west-facing façade each have a single 2/2-sash window topped with a plain concrete lintel. The stepped portion of the façade has an additional door on the 1st floor and a single window on the 2nd. The cornice has dentils and the north elevation and façade have flush central gables with boxed cornices and returns, while the wing off the southern elevation is finished with a similar gable.

Individual Resource Status: **Single Dwelling**

Contributing: 1

605 Grove Avenue



TM/P: 51/44 DHR: 104-5144-0014

Primary Resource Information: **Single Dwelling, Stories 2.00, Style: Other, 1956-57.**

July 2007: This 1-story, 3-bay, brick ranch house has a side-gabled roof covered in asphalt shingles and was built in 1956-57 by Lucille D. Shelton, an administrative secretary for Martha Jefferson Hospital. Shelton owned the house until she died in 1992. The house has a basement, made obvious on the street by a single casement window at ground level on either side of the entrance. The central bay includes the door and is distinguished by a small entrance portico approached by a series of 6 concrete steps and topped by a small frame pediment. The south bay of the east-facing façade has double 6/6-sash windows while the north bay has only a single window. A porch with a simple balustrade is attached to the south elevation, as is a brick chimney.

Individual Resource Status: **Single Dwelling**

Contributing: 1

608 Grove Avenue



TM/P: 51/49 DHR: 104-5144-0015

Primary Resource Information: **Single Dwelling, Stories 2.00, Style: Other, c. 1960.**

July 2007: This 1-story ranch house has a hipped-roof with a slightly projecting, cross-gabled wing on both the north and south sides of the west-facing facade. Each of the wings has a single 3-part picture window, while the main body of the house includes the entrance and another 3-part picture window. The roof is covered in asphalt shingles and a brick chimney emerges out of its center.

Individual Resource Status: **Single Dwelling**

Non-Contributing: 1

611 Grove Avenue



TM/P: 51/43 DHR: 104-5144-0016

Primary Resource Information: **Single Dwelling, Stories 2.00, Style: Other, 1941.**

July 2007: Mary Elizabeth Clements built this house in 1941 after purchasing the lot the previous year from Henry H. Hankins. This 2-story, 3-bay frame dwelling has a side-gabled roof covered in asphalt shingles. The central bay is marked by a small, gabled, projecting entranceway and the door is flanked by pilasters and topped by a lintel with dentils. Each of the side bays on both the 1st and 2nd stories has a single 6/6-sash window and a brick chimney is attached to the south elevation. A 1-story, front-gabled brick addition with a single 9/9-sash window and a louvered thermal window in the pitch of the gable is connected to the house via a small, 1-story enclosed passage with a single 6/6-sash window.

Individual Resource Status: **Single Dwelling**

Contributing: 1

612 Grove Avenue



TM/P: 49/100

DHR: 104-5144-0017

Primary Resource Information: **Single Dwelling, Stories 2.00, Style: Other, c. 1965.**

July 2007: A side-gabled ranch house with a cross-gabled wing projecting beyond the west-facing façade, 612 Grove Avenue is brick with an asphalt shingle roof and was built in the 1960s. A full basement and garage on the bottom floor are made possible by the steep slope of the rear site.

Individual Resource Status: **Single Dwelling**

Non-Contributing: 1

619 Grove Avenue



TM/P: 51/42 DHR: 104-5144-0018

Primary Resource Information: **Single Dwelling, Stories 2.00, Style: Other, 1916.**

July 2007: This large, brick, 2-story, hipped-roof dwelling was constructed by Henry H. Hankins as his family home in 1910. The building has central gables with boxed cornices and returns flush with the southern and northern elevations and on the main mass of the stepped façade. A shed-roofed porch stretches across the facade with slender Tuscan columns and a spindle balustrade. The porch is approached by 10 brick steps and is supported on brick piers. A wooden barrier hides the foundation. The façade is stepped, with the southern main mass containing 2 bays. The door is located in the east bay of the east-facing façade with sidelights and a transom. Each of the other bays of the façade has a single 2/2-sash windows with segmental surrounds and arches. Both the south and north bays of the east-facing façade on the 2nd floor have single 2/2-sash windows with jack arches. The center of each of the gables has a single casement window and 2 chimneys are visible. The brick is laid in common bond and a 2-story, brick and frame modern addition extends the rear of the house.

Individual Resource Status: **Single Dwelling**

Contributing: 1

1029 Hazel Street



TM/P: 49/75 DHR: 104-5144-0019

Primary Resource Information: **Single Dwelling, Stories 2.00, Style: Other, 1930.**

July 2007: Henry A. Haden, Charlottesville City Auditor, Collector, and Purchasing Agent, built this 2-story, 2-bay, brick American Foursquare with his wife, Margaret H. Haden, in 1930. The brick is laid in common bond and the house has a steep, side-gabled roof and a robust, hipped-roof porch that runs the length of the façade, is approached by 4 concrete steps with a metal banister, supported by 3 battered Tuscan piers on brick plinths, and has a simple wooden balustrade. The door is located in the east bay of the south-facing façade, while the west bay has paired 3/1-sash windows. Each of the 2 bays of the 2nd story has a single 3/1-sash window. All windows are topped by flat arches; a brick chimney is attached to the west elevation; a later, 2-story, frame addition is attached to the rear of the building and flush with the west elevation; and an additional, 2-story rear wing in brick is flush with the east elevation. The roof is covered with asphalt shingles and an additional entrance with a small portico is located on the east elevation.

Individual Resource Status: **Single Dwelling**

Contributing: 1

1033 Hazel Street



TM/P: 49/77 DHR: 104-5144-0020

Primary Resource Information: **Single Dwelling, Stories 2.00, Style: Bungalow-Craftsman, 1931.**

July 2007: This 2-story, 2-bay, Craftsman-Bungalow was built in 1931 by John H. and Ruby Allen White. The White family owned the property until 1995. The house has a low, metal, side-gabled roof and is made of brick laid in common bond. The roof flattens out towards the front of the building to shade a full-width porch approached by 3 low concrete steps; supported on wooden, battered piers on brick plinths; and with a brick balustrade with a cutout pattern. The door is located in the east bay of the south-facing façade, while the west bay is occupied by a set of 3 4/1-sash windows. A large shed-roofed dormer with full-size 4/1-sash windows dominates the facade, while a brick chimney is attached to the west elevation.

Individual Resource Status: **Single Dwelling**

Contributing: 1

1107 Hazel Street



TM/P: 49/78 DHR: 104-511-0021

Primary Resource Information: **Single Dwelling, Stories 2.00, Style: Other, 1928-1930.**

July 2007: Built on speculation by contractor E. D. Hundley, Jr. between 1928 and 1930, this American Foursquare is also brick laid in common bond. The 2-story, 2-bay, side-gabled house has a small, hipped roof entrance portico with 4 Tuscan columns and a simple entablature shading the door in the east bay of the south-facing façade. The west bay of the 1st floor façade has a set of paired 6/1-sash windows with a flat arch above, while the 2 bays of the upper story each have a single 6/1-sash window. A small wooden pergola branches west off of the entrance portico to shade the west bay's window and the west elevation has a small, 1-story frame addition flush with the facade. 2 hipped-roof dormers with 6/1-sash windows look out over the front yard and a brick chimney is visible towards the western end of the building. The roof is covered in asphalt shingles.

Individual Resource Status: **Single Dwelling**

Contributing: 1

1111 Hazel Street



TM/P: 49/79 DHR: 104-5144-0022

Primary Resource Information: **Single Dwelling, Stories 2.00, Style: Other, 1930.**

July 2007: Traveling salesman Lloyd B. Mize constructed this 2-story, 2-bay, brick American Foursquare laid in common bond in 1930. The building has a hipped roof and a full-width, hipped-roof porch that is supported on stout Tuscan columns, has a wooden balustrade, and is approached by a series of 4 concrete steps. While the door is located in the east bay of the south-facing façade, the west bay has a set of 3 3/1-sash windows. The 2 bays of the upper story each have single 4/1-sash windows. The roof is covered in asphalt shingles, has a deep overhanging eave, and a hipped-roof dormer with 3 small 3/1-sash windows centered over the façade. A brick chimney is attached to the west elevation.

Individual Resource Status: **Single Dwelling**

Contributing: 1

1115 Hazel Street



TM/P: 49/80 DHR: 104-5144-0023

Primary Resource Information: Single Dwelling, Stories 2.00, Style: Other, 1927-1928.

July 2007: The first house constructed on this block, James L. Jones built this brick American Foursquare in 1927-28. Jones was the Vice President of Belmont Pharmacy, Inc., the Secretary-Treasurer of M. Timberlake, Inc, and a clerk for the local post office. A 2-story, 2-bay dwelling constructed of brick laid in common bond, 1115 Hazel Street has a full-width porch that is approached by 4 steps with a metal handrail running down the center, supported by 3 brick piers, and has a deep-eaved, hipped roof with exposed rafter ends. The door is located in the west bay of the south-facing façade; the east bay of the 1st floor has a set of 3 9/1-sash windows. The 2 bays of the 2nd story each have a pair of 9/1-sash windows, the asphalt shingle-covered roof has a deep eave and rafter ends, and a hipped-roof dormer with 2 small 3/1-sash windows and a deep eave with rafter ends is placed in the center of the roof. A brick chimney is attached to the east elevation. A 2-story frame addition extends the rear of the house and a modern, 1.5-story, 1-car garage opens onto St. Clair Avenue.

Individual Resource Status: **Single Dwelling**

Individual Resource Status: **Garage**

Contributing: 1

Non-Contributing: 1

411 Lexington Avenue



Tm/P: 53/198

DHR: 104-5144-0024

Primary Resource Information: **Single Dwelling, Stories 2.00, Style: Other, 1924.**

August 2007: Built in 1924 by the secretary of Wood, Vest & Co., John W. Witt, this 2-story, 2-bay, hipped-roof, brick American Foursquare is very similar to the 3 houses that march northwards up Lexington Avenue, adjoining this dwelling. The brick is laid out in 6-course American bond and has an exposed concrete foundation. The 2-bay façade is approached via 3 low concrete steps, terminated at each end by concrete parapets that are level with the porch and are bisected by a modern, metal handrail. 3 Tuscan columns support the hipped-roof porch that stretches across the entire facade, while 2 engaged columns terminate the frame porch against the building. The porch has a simple wooden balustrade and entablature. The door is located in the north bay of the east-facing façade and features sidelights and a 3-part transom. A 3-part window compliments the door, while the 1/1-sash windows on 2nd-story bays are coupled. All windows and the entrance feature simplified, segmental surrounds and are topped with segmental arches. The metal roof projects slightly and has a very simple cornice. A small shed-roofed dormer with 2 casement windows peeks out at the center of the façade, while an engaged, brick chimney is located at the center of the south elevation. A small, 1-story brick addition extends the rear of the building, flush with the north elevation. John W. Witt and his family are buried in Maplewood Cemetery.

Individual Resource Status: **Single Dwelling**

Contributing: 1

415 Lexington Avenue



TM/P: 53/199

DHR: 104-5144-0025

Primary Resource Information: **Single Dwelling, Stories 2.00, Style: Other, 1923.**

August 2007: Another 2-story, 2-bay, hipped-roof, brick American Foursquare with an exposed concrete foundation, 415 Lexington was built by carpenter T.E. Hughes in 1923. Hughes and his wife Mary occupied the home until their deaths and the building remained in the Hughes family until the mid-1970s. The 2-bay façade is approached via 2 low concrete steps, terminated at each end by concrete parapets that are slightly lower than the porch and modern, metal handrails. 4 Tuscan columns support the hipped-roof porch that stretches across the entire facade, while 2 engaged columns terminate the frame porch against the building. The porch has a spindle balustrade and simplified entablature. The door is located in the north bay of the east-facing façade, features sidelights, an elliptical fanlight with tracery, and a brick segmental arch, and is flanked to the north by a window. The 1st floor's south bay and both of the 2nd story bays have single windows; all windows are 1/1-sash and have segmental surrounds and arches. The asphalt shingle-covered roof projects slightly and has a deep eave with exposed rafter ends. A hipped-roof dormer with 3 louvered windows and exposed rafter ends peeks out at the center of the façade, while a brick chimney is visible towards the rear of the building. A small, 1-story frame porch flush to the north elevation extends the rear of the building. The brick is laid in common bond.

Individual Resource Status: **Single Dwelling**

Contributing: 1

419 Lexington Avenue



TM/P: 53/200

DHR: 104-5144-0026

Primary Resource Information: **Single Dwelling, Stories 2.00, Style: Other, 1923.**

August 2007: Railroad brakeman A. A. Gibson built this 2-story, 2-bay, hipped-roof, brick American Foursquare with a visible concrete foundation in 1923 after purchasing the lot from T.E. Hughes, who built the house next door. The 2-bay, common bond façade has a porch that extends across the entire façade and is approached via 4 wooden steps, terminated at each end by a modern balustrade. A modern ramp with balustrade ascends from the southern end of the façade to meet the steps on the landing of the porch. 3 brick columns support the porch and are connected by a brick balustrade with a cut out pattern, while 2 engaged columns terminate the porch against the building. The door is located in the north bay of the east-facing façade and features sidelights and an elliptical fanlight with tracery and a segmental brick arch. The south bay on the 1st floor features a pair of windows, while each of the bays on the façade's 2nd floor have only one window. All windows and the entrance feature simplified, segmental surrounds and segmental brick arches. A hipped-roof dormer with 3 casement sash windows is visible at the center of the façade and a concrete chimney is also visible. The brick is laid in common bond.

Individual Resource Status: **Single Dwelling**

Contributing: 1

423 Lexington Avenue



TM/P: 53/201

DHR: 104-5144-0027

Primary Resource Information: **Single Dwelling, Stories 2.00, Style: Other, 1925.**

August 2007: After purchasing the lot from George B. Colgan in 1922, J. Adam Early and his wife Ruth constructed this 2-story, 2-bay, hipped-roof, brick American Foursquare in 1925. Like A. A. Gibson, the original owner of 419 Lexington, Early was also a brakeman. The 2-bay, common bond façade is approached via 3 wooden steps on the north bay of the east-facing façade or a modern ramp with wooden balustrade that ascends from the southern end of the façade. 3 square Tuscan columns support the full-width porch, which has a simple wooden balustrade and entablature. The glass door is located in the north bay of the façade and is complimented by a tri-part window in the south bay topped by a flat arch. The 2nd story bays feature coupled 3/1-sash windows. A hipped-roof dormer with 3 casement windows is located at the center of the asphalt shingle-covered roof, while a brick chimney is visible on the southern side of the building. A small, 1-story porch flush to the north elevation extends the rear of the building.

Individual Resource Status: **Single Dwelling**

Contributing: 1

425 Lexington Avenue



TM/P: 53/202

DHR: 104-5144-0028

Primary Resource Information: Single Dwelling, Stories 2.00, Style: Craftsman-Bungalow, 1924.

August 2007: When machine operator George A. Fitch built his house in 1924, he chose not to follow the pattern being set by the other houses in Colgan's subdivision. This 2-story, 2-bay, stucco-finished Craftsman-Bungalow-style dwelling has a side-gabled roof that faces the side street. The asphalt shingle-covered roof flattens and extends out past the façade, creating a porch that stretches across the entire front of the house, is approached by 2 wooden steps bisected by a simple wooden balustrade, and is surrounded by a solid, stuccoed balustrade. 3 simplified, stucco-finished columns support the porch, 2 framing the entrance located in the south bay of the east-facing façade. The door has sidelights and an elliptical fanlight with tracery. Coupled windows are located on the north side of the façade. A prominent front-gabled dormer with exposed rafter ends located in the center of the roof lights the 2nd story with 2 full-size, 3/1-sash windows. The brick chimney emerges out of the roof directly behind the dormer. The gabled roof extends beyond the north and south elevations and also has exposed rafter ends and brackets. A small wooden porch extends beyond the rear of the house and is also sheltered by the extension of the main roof's gable.

Individual Resource Status: **Single Dwelling**

Contributing: 1

500 Lexington Avenue



TM/P: 53/220

DHR: 104-5144-0029

Primary Resource Information: **Single Dwelling, Stories 2.00, Style: Other, 1925.**

August 2007: Built in 1925 most likely on speculation by Eugene B. Lewis, a clerk for the Albemarle Motor Company, this 2-story, front-gabled house is finished with stucco. A hipped-roof porch stretches across the entire façade, is approached by 2 wooden steps flanked by simple metal handrails, and is supported by 4 symmetrically distributed, slender Tuscan columns joined by a simple wooden balustrade. The entrance is located in the center of the west-facing façade and is flanked by coupled windows on its southern side and a single window to the north. The 2nd story features a set of coupled double-hung windows below a small, louvered window in the center of the metal roof's gable. The roof projects slightly beyond the façade and well beyond the sides of the house with exposed rafter ends. The south elevation features a projecting bay with coupled windows and a shed dormer above with a set of 3 windows. The north elevation has an additional 1st floor entrance, as well as an entrance to the basement. All of the windows on the house are 4/1-sash. The rear of the house is only 1 story and has a separate front-gabled roof than that seen from the façade.

Individual Resource Status: **Single Dwelling**

Contributing: 1

501 Lexington Avenue



TM/P: 53/219

DHR: 104-5144-0030

Primary Resource Information: **Single Dwelling, Stories 2.00, Style: Other, 1908.**

August 2007: A 2-story, 2-bay frame building with a hipped metal roof and an exposed foundation of concrete blocks fashioned to look like masonry, this house was built in 1908 by plumber L. B. Taylor. A shed-roofed porch stretches the length of the façade and is approached via 6 concrete steps flanked by metal handrails. 4 symmetrically distributed Tuscan columns support the porch, with a simple wooden balustrade and entablature. A door with sidelights and transom is located in the south bay of the east-facing façade. Single 2/2-sash windows occupy the other 1st floor bay and each of the 2nd floor bays. A 1-story frame addition flush with the north elevation extends the rear of the house, while the south elevation also has a 1-story addition to its western side. Like all of the houses on this block of Lexington Avenue, 501 Lexington is separated from the street by a low retaining wall of the same cinder blocks that compose the foundation.

Individual Resource Status: **Single Dwelling**

Contributing: 1

502 Lexington Avenue



TM/P: 53/221

DHR: 104-5144-0031

Primary Resource Information: **Single Dwelling, Stories 2.00, Style: Other, 1907.**

August 2007: The district's only example of a variation on a vernacular I-house, 512 Lexington Avenue was built on speculation by Ira L. Ballard in 1907 and immediately sold to Louisa A. Jessup. Jessup's 4 unmarried children continued to live in the house, her 2 sons working as a painter and a printer, while 1 of her 2 daughters was a teacher.¹ The 2-story frame dwelling has a central passage and front-cross gables on either end of its façade. A flat-roofed, narrow porch stretches across the façade and is supported by 4 freestanding and 2 engaged square columns. The entrance portico projects slightly, is flanked by 2 columns connected by a wooden segmental arch and topped with a wooden balustrade above, creating a small balcony. The door has a transom and a simple surround. Each of the front gabled ends has a single, shuttered 2/2-sash on each floor and an additional window occupies the 2nd story of the central passage. The house has a 1-story frame addition on its northern side and the block's retaining wall of rock-faced concrete blocks begins in front of the dwelling, continuing northward on Lexington towards Sycamore Street.

Individual Resource Status: **Single Dwelling**

Contributing: 1

¹ 1912 City Directory.

503 Lexington Avenue



TM/P: 53/218

DHR: 104-5144-0032

Primary Resource Information: **Single Dwelling, Stories 2.50, Style: Other, 1906.**

August 2007: This well-preserved, frame, 2-story, 2-bay, hipped-roof dwelling raised on a brick foundation was built in 1906 by L.B. Taylor, the same gentleman who constructed 501 Lexington next door. Its hipped roof, encircling porch stretches across the entire façade as well as half of the south elevation and terminates against the hipped roof rear wing of the house, which is placed just south of the south elevation, creating a recessed portion to the façade. It is approached by 4 wooden steps flanked by wooden railings, and features a spindle balustrade, turned posts with knobs, and small scroll brackets. Engaged turned post with knobs terminate the porch against the front of the building. The southern end of the east-facing façade includes a window and the front door, while the east bay features only 1 1/1-sash window. Each of the bays on the 2nd floor features 1 2/2-sash window. All of the windows have louvered shutters. A hipped-roof dormer with 3 casement windows extends out of the center of the asphalt shingle-covered roof. The recessed wing has an additional entrance facing the street on the 1st floor and a single window on the 2nd floor.

Individual Resource Status: **Single Dwelling**

Contributing: 1

508 Lexington Avenue



TM/P: 53/222

DHR: 104-5144-0033

Primary Resource Information: **Single Dwelling, Stories 2.00, Style: Other, 1910.**

August 2007: A very typical dwelling for the district, 508 Lexington was built by Maggie L. Melton in 1910. Melton's husband, Columbus, was a police officer. The 2-story, 2-bay, stucco-finished dwelling has a hipped roof with central cross gables flush with each elevation. 2 low concrete steps lead to the full-width porch and is supported by 4 symmetrically distributed, slender Tuscan columns. A balustrade extends across the façade and terminates on the northern side of the house. The double glass doors with a transom and a simple surround are located in the south bay of the east-facing façade. The north bay of the façade has a pair of windows, while the 2 bays of the upper story each has a single window. All of the windows are 2/2-sash, the roof of both the home and the porch are covered in asphalt shingles, and each of the central gables has a boxed cornice and return and a small, circular vignette in the center. A 1-story addition extends the rear of the house, is flush with the side elevations, and is an open porch on the northern side of the building.

Individual Resource Status: **Single Dwelling**

Contributing: 1

509 Lexington Avenue



TM/P: 53/217

DHR: 104-5144-0034

Primary Resource Information: **Single Dwelling, Stories 1.00, Style: Other, 1908.**

August 2007: Another singular example within the district, fireman RJ Eastham built this 1-story, 2-bay, hipped-roof dwelling in 1908. Eastham's mother, the widowed Sarah E. Eastham, lived at up the street at 603 Lexington after purchasing her house from the Locust Grove Investment Company in 1897. 5 wooden steps lead up to the southern end of the porch that shades the entire length of the east-facing façade. 3 slender Tuscan columns, 2 engaged columns, a simple wooden balustrade, and a cornice with dentils support the porch. The door has a simple architrave and is topped by a transom, while the slightly projecting northern bay has a single 2/2-sash and shuttered window and is topped by a fully pedimented cross gable and a small casement window. The centers of the north and south elevations feature identical gables, while the dwelling's chimney rises beyond the front gable.

Individual Resource Status: **Single Dwelling**

Contributing: 1

512 Lexington Avenue



TM/P: 53/223

DHR: 104-5144-0035

Primary Resource Information: **Single Dwelling, Stories 2.00, Style: Other, 1911.**

August 2007: One of the most distinctive dwellings in the district, this 2-story, 3-bay, hipped-roof, concrete block dwelling was built by contractor W.N. Lupton and his wife, Cora, in 1911. Lupton then sold the house in 1918 to engineer Mason E. and his wife, Sallie. The house takes full advantage of various types of concrete block as W.N. Lupton and his brother John were the area's only dealer of Harmon S. Palmer's Hollow Concrete Building Blocks.² The house is approached via 3 concrete steps flanked by stepped concrete block plinths. A porch with 4 bold Tuscan columns and a simple cornice stretches the entire length of the façade, each column supported on concrete block piers. The entrance is placed roughly in the center of the west-facing façade. The 2 side bays each have single 2/2-sash windows. The façade has a central, flush gable with a boxed cornice and return. The gable is filled in with fish scale shingles and features a small, circular vignette in its center. The hipped roof is covered in asphalt shingles. The entire bottom floor and porch details are finished in a rock-faced concrete block, while the same version of the material lines the corners of the 2nd story, as well as the 2nd-story windows and the bottom of the gable, much like quoins. The rest of the building is made of plain concrete block. A semi-hexagonal bay projects from the eastern side of the south elevation.

Individual Resource Status: **Single Dwelling**

Contributing: 1

² 1906 illustrated DP, p. 25.

513 Lexington Avenue



TM/P: 53/216

DHR: 104-5144-0036

Primary Resource Information: Single Dwelling, Stories 2.00, Style: Other, 1908.

August 2007: Mechanist John C. Young built this stucco-finished dwelling with a 2-story, 2-bay dwelling with a high-profile, hipped roof in 1908. The east-facing façade is approached on the southern end of the house by a set of 7 wide, wooden steps. The steps lead to the full-width porch; is supported by 3 symmetrically distributed, slender Doric columns and terminated on the façade with 2 engaged columns; and has a simple wooden balustrade. The porch is topped by a simple cornice with dentils. The door has a transom that been filled in and a very large, single-pane, modern bay window on the slightly projecting northern bay. Each of the bays on the 2nd story have 2/2-sash replacement windows. While a central, flush, cross gable marks the each of the other elevations, the façade's slightly projecting northern bay features a flush off-center gable with a boxed cornice and return. A chimney rises out of the northern side of the asphalt shingle-covered roof, while a 1-story, end-gabled addition abuts the back of the building on the southern side.

Individual Resource Status: Single Dwelling

Contributing: 1

516 Lexington Avenue



TM/P: 53/224

DHR: 104-5144-0037

Primary Resource Information: **Single Dwelling, Stories 2.00, Style: Other, 1911.**

August 2007: Also built by W. N. Lupton in 1911, this 2-story, 2-bay, frame dwelling was occupied by Lupton and his family, until a widowed Cora Lupton sold the house in 1950. The dwelling has an exposed cinderblock foundation (finished with stucco along the side elevations) and a hipped-roof with a flush off-center cross gable on the northern side of the west-facing façade and a gabled wing projecting from the north elevation. Both gables have boxed cornices and returns and casement windows in the center of the gable. 5 concrete steps lead up to the hipped-roof porch that stretches across the façade and around the north elevation to terminate against the gabled wing. Symmetrically distributed, freestanding and engaged Tuscan columns support the porch with a balustrade that runs along the perimeter. While the porch steps are located in the center of the façade, the simple door is slightly off-center in the north bay of the façade, and is flanked by a casement window to the north and a large picture window with a stained-glass frieze in the south bay. Another door is located at the point where the porch terminates against the north wing. The north bay of the 2nd story has a single 1/1-sash window, while the south bay has a pair. Both the main hipped roof and the porch roof are covered in asphalt shingle. A brick chimney emerges out of the rear of the hipped roof on the building's southern side. A semi-hexagonal bay projects out of the center of the south elevation's 1st floor, while a 2-story rear addition is flush with the south elevation.

Individual Resource Status: **Single Dwelling**

Contributing: 1

517 Lexington Avenue



TM/P: 53/215

DHR: 104-5144-0038

Primary Resource Information: Single Dwelling, Stories 3.00, Style: Other, 1908.

August 2007: Very similar to its neighbor at 513 Lexington Avenue and also built in 1908, 517 Lexington was constructed by William B. Jarman, a clerk at Jarman's Book Store. The 2-story, 2-bay dwelling has a high profile hipped roof. The east-facing façade is approached on the southern end of the house by a set of 7 wide, concrete steps flanked on the northern side by a simple, modern wooden banister. The steps lead to the porch that stretches the entire length of the façade. The porch has been screened in and now features a modern wooden balustrade and vertical supports. The door has a transom and the north bay has a 2/2-sash window. A simple cornice with dentils tops the porch. Each of the bays on the 2nd story has single 2/2-sash windows. While flush central cross gables mark the side elevations, the façade's projecting northern bay features a flush gable. All of the gables have boxed cornices and returns and casement windows in the center. Chimneys rise out of both the southern and northern sides of the asphalt shingle, hipped roof, while a modern, 1-story, shed-roofed addition sits atop the rear of the building, its roof meeting the highest point of the original dwelling's roof.

Individual Resource Status: **Single Dwelling**

Contributing: 1

519 Lexington Avenue



TM/P: 53/214

DHR: 104-5144-0039

Primary Resource Information: **Single Dwelling, Stories 2.00, Style: Other, 1911.**

August 2007: Lucy Y. Eddins built this 2-story, 2-bay, frame, hipped-roof dwelling in 1911. Eddins's husband, Fountain A. Eddins, was Vice President of James E. Irvine, Co., Inc., a company that sold men's clothing and furnishings and which's board also included other neighborhood residents O.T. Allegree and A.N. Allegree. The house has 6 concrete steps leading up to the porch that stretches across the entire façade. The porch has a solid concrete balustrade, is supported by 3 slender Tuscan columns and 2 engaged columns, and features a cornice with dentils. The entrance is in the north bay of the east-facing façade and has a transom. The south bay on the façade's 1st floor has a single window, as do each of the 2 bays on the upper story; all windows are 2/2-sash. The asphalt shingle roof has a slightly projecting cornice lined with dentils and features a gable flush with the façade's south bay with a boxed cornice with return, dentils, and a small louvered window in the center. The house has 2 brick chimneys that emerge out of the rear portion of the hipped roof.

Individual Resource Status: **Single Dwelling**

Contributing: 1

520 Lexington Avenue



TM/P: 53/225

DHR: 104-5144-0040

Primary Resource Information: **Single Dwelling, Stories 2.00, Style: Other, 1916.**

August 2007: Almost identical to 516 Lexington Avenue next door, this 2-story, 2-bay, frame dwelling was also built on speculation by W. N. Lupton in 1916. Lupton sold it in 1920 to engineer Aaron Heflebower. It has a hipped roof with a cross gable flush with the northern bay of the west-facing façade and a gabled wing that projects off of the north elevation. 6 wooden steps with a wooden balustrade lead up to the hipped-roof porch that stretches across the façade and around the north elevation to terminate against the projecting wing. The porch is supported by symmetrically distributed Tuscan columns, has a balustrade running along its perimeter, and is topped by a simple cornice. While the porch steps are located in the center of the façade, the simple door is slightly off-center on the northern end of the façade, and is flanked by a casement window to the north and a large picture window to the south, both retaining original stained glass. Another door is located at the point where the porch terminates against the north wing. The north bay of the 2nd story has a single 1/1-sash window, while the south bay has a pair. A small casement window is located in the center of the gable with boxed cornice and return. A brick chimney emerges out of the rear of the asphalt shingle-covered roof on the building's southern side.

Individual Resource Status: **Single Dwelling**

Contributing: 1

523 Lexington Avenue



TM/P: 53/213

DHR: 104-5144-0041

Primary Resource Information: **Single Dwelling, Stories 2.00, Style: Other, 1913.**

August 2007: Fireman Alfred A. Short built this 2-story, 2-bay dwelling in 1913 and lived here with his brother Alex, who was also a fireman. The house has a hipped roof with a central cross gable with boxed cornice and return flush with the center of each elevation and facade. The home is raised on an exposed rock-faced concrete block foundation and is approached via 7 wooden steps with a modern metal railing. A shed-roofed porch stretches across most of the façade and is supported by 3 slender Tuscan columns with 2 engaged columns that terminate the porch against the house. The porch has a wooden balustrade with turned posts and the entrance is located in the north bay of the east-facing façade. The door has a simple transom. The other 1st floor bay is occupied by a 2/2-sash window, as are the 2 bays of the 2nd floor. Each gable has a small, louvered window in its center. The roof is covered in asphalt shingles and a brick chimney emerges out of the rear. A 2-story addition to the south elevation is accessed by a wooden stairway that leads to the 2nd floor, while the 1st floor of the north elevation features a projecting bay that includes coupled 2/2-sash windows.

Individual Resource Status: **Single Dwelling**

Contributing: 1

524 Lexington Avenue



TM/P: 53/226

DHR: 104-5144-0042

Primary Resource Information: Single Dwelling, Stories 2.00, Style: Other, 1913.

August 2007: John L. Lupton, the proprietor of the Union Station Café and assumed brother of W. N. Lupton, purchased a lot in 1911 from W. N. and built this house there in 1913. He then sold it in 1917 to William T. Payne, who promptly turned the house over, selling it to tailor William B. Watson and his wife in 1919. The 2-story, 2-bay, hipped-roof dwelling has central cross gables with boxed cornices and returns flush with the façade and north and south elevations. 1 low concrete step leads to the hipped-roof porch that stretches across most of the façade and is supported by 3 slender Tuscan columns and 2 engaged columns that terminate the porch against the front of the house. The porch has a balustrade with spindles and the door is located in the north bay of the west-facing façade and is topped by a transom. The other bay of the 1st story features a 2/2-sash window, as do the 2 bays of the 2nd story. The central gable of each elevation has a small louvered window in its center. A brick chimney emerges towards the northern side of the metal roof at the rear of the building and a 1-story frame addition is flush with the north elevation and raised on a visible rock-faced concrete block foundation due to the descending topography of the site. A modern garage with a front gable is located to the rear of the house and accessed via Sycamore Street.

Individual Resource Status: **Single Dwelling**

Contributing: 1

Individual Resource Status: **Secondary Structure/Garage Non-Contributing: 1**

600 Lexington Avenue



TM/P: 52/165

DHR: 104-5144-0043

Primary Resource Information: **Single Dwelling, Stories 2.00, Style: Other, 1930.**

August 2007: This 2-story, 2-bay, hipped-roof American Foursquare is finished in stucco and has a hipped-roof porch that stretches across the entire façade. Clerk J. Briscoe Mundy built the house in 1930 on speculation, promptly selling it the same year to Charles Carroll. Carroll and his family are buried in Maplewood Cemetery. Approached via a single concrete step, the porch is supported by 3 slender Tuscan columns. The door is located in the south bay of the west-facing façade, while the other bay of the 1st floor has a pair of windows. The 2nd story bays have one window each; all windows are 3/1-sash. Brick chimneys emerge from either side of the roof and a hipped roof dormer with a 3-light casement window peeks out of the center of the metal roof. A 1-story, stucco-finished addition is attached to the rear of the house and is flush with the south elevation.

Individual Resource Status: **Single Dwelling**

Contributing: 1

601 Lexington Avenue



TM/P: 52/166

DHR: 104-5144-0044

Primary Resource Information: **Single Dwelling, Stories 1.00, Style: Other, 1949.**

August 2007: Currently undergoing cosmetic renovations that include the removal and replacement of all siding, windows, and doors, this 1-story, 3-bay, frame house was built in 1949 by widow Christine Haney. Haney worked for a local mill and lived here until her death in 1980. The house has a side-gabled roof, exposed cinderblock foundation, and the central bay of the projects beyond the east-facing façade and has a high-pitched cross gable. The front door has been replaced with a glass door and french doors have been installed on either side of the entrance pavilion. 2 gabled dormers emerge above the 2 side bays while a brick chimney is attached to the eastern side of the south elevation. A small porch with 4 concrete steps is attached to the house on its south elevation, and features another entrance to the house.

Individual Resource Status: **Single Dwelling**

Contributing: 1

603 Lexington Avenue



TM/P: 52/167

DHR: 104-5144-0045

Primary Resource Information: Single Dwelling, Stories 2.00, Style: Other, 1892-1897.

August 2007: The Locust Grove Investment Company built this 2-story, 2-bay, stucco-finished, hipped-roof dwelling on speculation between 1893 and 1897 and sold it to widowed Sarah E. Eastham in 1897. The house features a hipped-roof porch that encircles the east-facing façade and most of the southern elevation before it terminates against a portion of the rear of the house that projects beyond the main mass. The porch is approached via only a single low step and is supported by symmetrically distributed slender turned posts with knobs and fan-like brackets, with a simplified spindle balustrade. The double, stained-glass doors are located in the north bay of the 1st floor and are topped by a transom. A 2/2-sash window occupies the other 1st floor bay, while each of the 2 2nd story bays also have single 2/2-sash windows. The building's cornice features exposed brackets below the projecting tin roof. A small sunroom currently under renovation abuts the western corner of the north elevation. Because of a grade change, the porch is supported on brick piers on the south elevation.

Individual Resource Status: **Single Dwelling**

Contributing: 1

605 Lexington Avenue



TM/P: 52/168

DHR: 104-5144-0046

Primary Resource Information: **Single Dwelling, Stories 2.00, Style: Georgian Revival, 1937.**

August 2007: This 2-story, 2 bay Georgian Revival house is finished in stucco and has a side-gabled roof covered in asphalt shingles. Married stenographer and notary Mary Stella Robertson built the house in 1937. The dwelling is approached by 2 slate steps that lead to the centrally-located entrance, squeezed in between the 2 principal bays. The house retains its original door, which has vertical glass panels with tracery on its upper portion and solid, carved panels on the lower section. The door is flanked by full-length louvered shutters and sheltered by a delicate portico, complete with slender Tuscan columns, a decorated cornice, and a projecting pediment with dentils. The entranceway is abutted to either side by 6/1-sash windows, each with a single, louvered shutter flanking its outside edge. The 2 bays of the upper story each have a single, shuttered, 6/1-sash window that abuts the decorated cornice above. The south elevation has a 1-story addition flush with the façade and features a single thermal window on each of its 3 sides.

Individual Resource Status: **Single Dwelling**

Contributing: 1

606 Lexington Avenue



TM/P: 52/164

DHR: 104-5144-0047

Primary Resource Information: **Single Dwelling, Stories 2.00, Style: Other, 1905.**

August 2007: Carpenter W. A. Anderson built this house in 1905 after the lot exchanged hands between Locust Grove Investment Company board members Jefferson M. Levy and Orville Nalle. The 2-bay, 2-story, side-gabled, frame house has 2 concrete steps that lead to the shed-roofed porch that stretches across most of the façade and is supported by 4 squared and chamfered columns symmetrically distributed. The doorway is located in the south bay of the west-facing façade and features a double-light transom. A single window occupies the other bay of the 1st floor, while both bays of the 2nd floor have a single window as well. All of the windows are 6/6-sash and have louvered shutters. The roof is metal and a brick chimney emerges out of the back side. The roof flattens out and extends towards the rear and a 1-story frame addition is flush with the north elevation. A stucco-finished, hipped roof garage terminates the driveway that runs along the south side of the house.

Individual Resource Status: **Single Dwelling**

Contributing: 1

Individual Resource Status: **Secondary Structure/Garage** **Contributing: 1**

607 Lexington Avenue



TM/P: 52/169

DHR: 104-5144-0048

Primary Resource Information: Single Dwelling, Stories 2.00, Style: Other, 1893-1899.

August 2007: The Locust Grove Investment Company built this 2-story, 2-bay, hipped-roof, stucco-finished dwelling on speculation sometime between 1893 and 1899, when they sold the house to widow Eliza H. Harris. It has a cross gable flush with the south bay of the east-facing façade and central, flush cross gables on each of the other elevations. 5 wooden steps approach the hipped-roof porch that covers the façade, is supported on concrete block piers, and has 4 turned posts with knobs symmetrically distributed across the front with 2 engaged posts that terminate the porch against the façade. The porch also has a simple wooden balustrade. The entranceway is located in the north bay of the façade and features its original double glass doors and single-light transom. The other bay of the 1st floor has a single, shuttered, 1/1-sash window, while the 2 bays of the 2nd floor each have a single 1/1-sash window as well. The house is topped by a wide, simplified cornice and all of the gables have boxed cornices and returns and small louvered casement windows. The rear of the house has a porch that projects beyond the north elevation and a 2-story addition flush with the wall, while the southern elevation has a projecting, 1-story addition. The roof is metal and a brick chimney emerges directly behind the gable of the facade. Eliza H. Harris and her family are buried in Maplewood Cemetery.

Individual Resource Status: **Single Dwelling**

Contributing: 1

608 Lexington Avenue



TM/P: 52/162

DHR: 104-5144-0049

Primary Resource Information: Single Dwelling, Stories 2.00, Style: Other, 1893-1905.

August 2007: Having recently had all of its windows replaced, the Locust Grove Investment Company also built this 2-story, 2-bay, hipped-roof frame dwelling for speculation. Built sometime between the LGIC's acquisition of the property in 1893 and the sale to Home Steam Laundry owner J. Z. Holladay, Jr. in 1905, the house has a metal, hipped roof with central cross gables flush with each elevation and the façade. The shed-roofed porch shades the entire façade and is approached by 3 shallow wooden steps with a simple wooden handrail, leading up to the entrance in the north bay of the west-facing façade. Turned posts with knobs support the porch and are accompanied by fan-like brackets across the front and 2 engaged turned posts with knobs where the porch terminates against the front of the house. The door occupies the north bay and has a simple surround and a double-light transom. The façade's south bay has a single window, while 1 window per bay occupies the 2nd floor and abuts the tin roof of the porch below; all windows are 2/2-sash replacement and have louvered shutters. Each of the gables has a boxed cornice and return.

Individual Resource Status: **Single Dwelling**

Contributing: 1

612 Lexington Avenue



TM/P: 52/161

DHR: 104-5144-0050

Primary Resource Information: Single Dwelling, Stories 2.00, Style: Other, 1917.

August 2007: The earliest American Foursquare in the district, 612 Lexington is made of brick laid in 7-course American bond and has a relatively steep hipped roof and a hipped-roof porch that stretches across the façade on free-standing and engaged Tuscan columns and a simple entablature. Aubry N. Allegree built the house in 1917 and was president of James E. Irvine, Co., Inc. One enters the porch via 2 low slate steps and the front door is located in the west-facing façade's north bay with sidelights and an elliptical fanlight with tracery. The south bay of the 1st floor and both bays of the 2nd floor have single 1/1-sash windows with segmental surrounds and topped by segmental arches. A small, hipped-roof dormer with 2 1/1-sash casement windows is set in the middle of the asphalt-shingle roof and a chimney is visible on the southern side of the roof.

Individual Resource Status: Single Dwelling

Contributing: 1

615 Lexington Avenue



TM/P: 52/170

DHR: 104-5144-0051

Primary Resource Information: **Single Dwelling, Stories 2.00, Style: Other, 1913.**

August 2007: District Manager of Mutual Life Insurance Company of New York Robert C. Nicholas built 615 Lexington Avenue in 1913. Nicholas and his family would later be buried in Maplewood Cemetery. The 2-story, 2-bay, stucco-finished dwelling has a hipped roof and a hipped-roof porch that covers most of the façade. 5 wooden steps with a simple wooden balustrade lead up to the porch on the north side of the east-facing façade and have simple wooden handrails. 2 slender Doric columns, 2 engaged columns at the point where the porch terminates against the house, a turned post balustrade, and an undecorated entablature support the porch. The front door occupies the north bay and has a transom above, while the south bay of the façade has a 2/2-sash replacement window. Each of the bays on the 2nd story have single 2/2-sash replacement windows as well and all of the windows are shuttered. The cornice features a small central cross-gable with boxed cornice and return flush and in the center of the facade, as well as a small, circular louvered vignette directly under the gable's peak. A brick chimney emerges out of the asphalt shingle roof towards the south of the rear of the building.

Individual Resource Status: **Single Dwelling**

Contributing: 1

616 Lexington Avenue



TM/P: 52/160

DHR: 104-5144-0052

Primary Resource Information: **Single Dwelling, Stories 2.00, Style: Other, 1922.**

August 2007: This 2-story, 3-bay, hipped-roof, stucco-finished American Foursquare has a hipped-roof porch on 4 freestanding and 2 engaged Tuscan columns. Auto painter and mechanic George W. Smith purchased the lot from W. N. and Cora Lupton in 1921 and built this house in 1922. The entablature is simple and the approach is centered on the porch both via 3 concrete steps and a makeshift wooden ramp. The door is located in the center of the façade and all of the south and north bays of the west-facing façade have 1/1-sash windows. A hipped-roof dormer with 3 square casement windows is positioned in the center of the metal roof. A chimney is visible towards the south elevation, where multiple windows have air-conditioning units.

Individual Resource Status: **Single Dwelling**

Contributing: 1

620 Lexington Avenue



TM/P: 52/158

DHR: 104-5144-0053

Primary Resource Information: **Single Dwelling, Stories 2.00, Style: Other, 1906.**

August 2007: A frame, 2-story, 2-bay, hipped-roof dwelling built by boilermaker Charles E. Hagen in 1906, the particularly well-preserved 620 Lexington retains some of the most delicate vernacular Victorian details in the district. The building has central cross gables with boxed cornices and returns flush with and centered on each elevation and the façade. 4 wooden steps with wooden banisters lead up to the porch on the northern end of the west-facing façade. The porch stretches the length of the façade and roughly half of the north elevation. The porch is supported by a series of slender turned posts with knobs, equally distributed across both elevations, with delicate cutout, fan-like brackets and a spindle balustrade. The double door occupies the north bay of the façade and is topped by a transom with tracery; both the doors and the transom retain original stained glass. The south bay of the façade has a single 1/1-sash window while each of the 2nd story bays also has a single 1/1-sash window. All of the windows have louvered shutters. Each of the gables is filled in with fish scale shingles and a 1-story, hipped-roof addition is attached to the rear of the house and extends beyond the north elevation. The house is partially covered in aluminum siding.

Individual Resource Status: **Single Dwelling**

Contributing: 1

621 Lexington Avenue



TM/P: 52/171

DHR: 104-5144-0054

Primary Resource Information: **Single Dwelling, Stories 2.00, Style: Other, 1913.**

August 2007: Another one of the most distinctive homes in the district also built of rock-faced concrete block, The Michie Company pressman C. A. Anderson built 621 Lexington in 1913. This 2-story, hipped-roof house is slightly L-shaped, with a semi-hexagonal projecting bay on its southern side. One approaches the metal-roofed house via 6 concrete steps with metal handrails roughly in the center of a hipped-roof porch that stretches the entire length of the façade and has 4 extremely simplified Tuscan columns with a spindle balustrade. The door has fanlights and a transom, is roughly in the center of the façade abutting the projecting bay, and is surrounded by a segmental surround with a segmental arch above. It is flanked to the right by a casement window with tracery. A single window sits above the door on the 2nd floor. The projecting bay has 3 windows on each story and is topped by a full, projecting pediment with a cornice and exposed rafter ends that match the porch below and extend around the entire house at the base of the metal roof. The pediment is covered with asphalt tiles and has a small, louvered vent in its center. The windows on the 1st floor have segmental surrounds and all of the windows are 1/1-sash. Plain concrete block water and string courses differentiate the side elevations. A chimney emerges from the middle of the roof on the southwest side of the house. The north elevation also has a small pediment at its northeast corner to match the façade. An original, 1-story wing pushes the house to the rear of the lot and is amended by a modern frame sunroom.

Individual Resource Status: **Single Dwelling**

Contributing: 1

700 Lexington Avenue



TM/P: 52/157

DHR: 104-5144-0055

Primary Resource Information: **Single Dwelling, Stories 2.00, Style: Other, 1915.**

August 2007: A 2-story, 2-bay, hipped-roof brick dwelling, 700 Lexington Avenue has strong Colonial Revival details and dominates its corner lot. Woods W. Coffey, a conductor, built the house in 1915 and the family continued to own the house until his wife, Eva Elizabeth Coffey, died in 1978. Constructed of brick laid in 7-course American bond, the house has off-center cross gables flush with the façade and north elevation and a slightly projecting, gabled wing extending the rear elevation beyond the south elevation. A wooden porch with simple Tuscan columns stretches across the east-facing façade and around the south elevation, terminating at the rear wing. It has a large cornice with exposed block modillions. The door is located in the façade's south bay and has sidelights and a transom with tracery, while the north bay has a single window. Each bay on the 2nd floor also has a single window. All of the windows have louvered shutters, segmental surrounds and arches and are 1/1-sash. A prominent cornice marks the roofline also with exposed block modillions, and each gable has a boxed cornice with return and a small 1/1-sash window in the center of the pediment. A brick chimney emerges out of the center of the asphalt-shingle roof and a 1-story, frame addition is attached to the rear. A stucco-finished, hipped roof garage with exposed rafter ends faces Poplar Street.

Individual Resource Status: **Single Dwelling**

Contributing: 1

Individual Resource Status: **Secondary Structure/Garage** **Contributing: 1**

704 Lexington Avenue



TM/P: 52/156.100

DHR: 104-5144-0056

Primary Resource Information: **Single Dwelling, Stories 1.00, Style: Other, 1953.**

August 2007: Typical of its period within the district, this 1-story, 3-bay, side-gabled small brick ranch house was built in 1953 by Glover W. Forloines, superintendent of Charlottesville Lumber. Forloines built the house on speculation, as he sold it the same year it was constructed to widow Myrtle Watts Haggerty. The brick is laid in common bond, the dwelling has a single 1/1-sash window on the north bay of the west-facing façade, a door with an aluminum awning in the central bay, and a 3-part bay window in the south bay. The roofline has a very slight cornice with dentils and the side-gabled roof is covered in asphalt shingles. A brick chimney emerges out of roughly the center of the house, while an additional entrance marks the north elevation.

Individual Resource Status: **Single Dwelling**

Contributing: 1

710 Lexington Avenue



TM/P: 52/155

DHR: 104-5144-0057

Primary Resource Information: **Single Dwelling, Stories 1.00, Style: Other, 1952.**

August 2007: C&O Railroad engineer Wendell Robert Ross built this house in 1952, just a year before its very similar neighbor to the south was constructed. The 1-story, 3-bay, side-gabled brick rancher is laid in common bond and has paired 1/1-sash windows in both the north and south bays of the west-facing façade. The central entranceway has a small, gabled porch with simple slender supports and balustrade. An attached brick chimney marks the north elevation and the gabled roof is covered in asphalt shingles. A 1-story brick and frame addition to the rear of the house is flush with the side elevations.

Individual Resource Status: **Single Dwelling**

Contributing: 1

712 Lexington Avenue



TM/P: 52/154

DHR: 104-5144-0058

Primary Resource Information: **Single Dwelling, Stories 2.00, Style: Other, 1916.**

August 2007: A very similar 2-bay, 2-story, hipped-roof brick dwelling as 700 Lexington Avenue, 712 Lexington Avenue was built 1 year later in 1916 by engineer John George Harbottle. The house has a metal roof with cross gables flush with the façade and south elevation and a gabled wing to the rear of the building that projects beyond the north elevation. The brick is laid in common bond, though each of the corners is marked by brick quoins and the 2nd story is visually terminated by a brick stringcourse. A porch wraps around the entire façade and the north elevation, terminating where it meets the projecting wing. Slender freestanding and engaged Doric columns support the porch, with a simple balustrade and a simple cornice with dentils. The entrance is located in the north bay of the west-facing façade and has an elliptical fanlight with tracery and sidelights. The other 1st floor bay, as well as each of the 2 bays of the 2nd story, are occupied by a 1/1-sash window. All of the windows on the façade have louvered shutters, while the 1st floor window has segmental surrounds and the 2nd floor windows are topped with jack arches. All of the gables have boxed cornices with returns and a small, louvered window in the center. The house has 2 brick chimneys: one in the north elevation's wing, the other emerging from closer to the center the roof. A 1-story, frame addition is flush with the north elevation.

Individual Resource Status: **Single Dwelling**

Contributing: 1

716 Lexington Avenue



TM/P: 52/152

DHR: 104-5144-0059

Primary Resource Information: **Single Dwelling, Stories 1.00, Style: Other, 1941.**

August 2007: A singular example of its type in the district, 716 Lexington Avenue is a small, 1-story, 3-bay, common bond brick house that is distinguished by a sweeping metal roof porch that gracefully projects out of the side-gabled roof of the dwelling. Dorothy S. Marshall and her husband Orvall were given the property in 1940 by Dorothy's parents, John George and Sarah Alice Harbottle, who built the house next door at 712 Lexington and in which Dorothy Marshall spent her childhood. The Marshalls built the house a year later, in 1941. Orvall Marshall was a meat cutter for A&P Food Stores. The porch is at ground level and shades the central and south bay of the west-facing façade with its centrally placed door and single window occupying the south bay. 4 square columns support the porch. The north bay of the façade has a single window. Both windows are 6/6-sash. A brick chimney is attached to the south elevation and a 1-story addition is attached to the rear of the dwelling.

Individual Resource Status: **Single Dwelling**

Contributing: 1

400 Locust Avenue



TM/P: **DHR: 104-5144-0001**

Primary Resource Information: Medical Business/Office, Stories 2.00, Style: Other, ca 1970

August 2007: This two-story, brick medical business/office building has a flat roof and two stories visible on East High Street, while only one story is visible on Locust Avenue due to the slope of the site.

Individual Resource Status: **Medical Business/Office Non-Contributing** *Total:*1

459 Locust Avenue



TM/P: 53/234

DHR: 104-5144-0061

Primary Resource Information: Hospital, Stories 5.00, Style: Other, ca 1928

August 2007: A very large complex with only one address, the Martha Jefferson Hospital was built in four major phases. The first hospital building was constructed in 1903, but was demolished in order to make way for the present emergency room. The impressive Colonial Revival building Patterson Wing, made possible by a \$100,000 donation from Mr. and Mrs. Addison Patterson, was constructed in 1928-29 and designed by Johnson & Brannan of Lynchburg. The four-story common bond brick Patterson Wing has 13 bays and an end, parapet-gable, asphalt-tile roof with a massive, double chimney on each end. The three central bays project slightly to create a well-defined formal entrance. Seven brick steps lead to a small platform from which a set of stairs spring to either side of the main entrance, both bounded with identical metal handrails. The doorway is ornate with decorated, wooden, compound pilasters, architrave and broken pediment, as well as sidelights and a transom with tracery. Immediately above the entrance is a circular headed window, its shape determined by the classically-detailed surround with a semi-circular, broken pediment. Brick quoins border the 2nd story window and compliment the quoins that line the sides of the 1st and 2nd floors of the central projection. Immediately above is a brick stringcourse, followed by a Venetian window. The central projection is topped by a pediment that continues the cornice and modillions that encircle the structure, and includes a fanlight with keystone. All of the windows are 12/12-sash windows; jack arches and keystones distinguish those of the 1st and 2nd floors. Three gabled dormers with circular headed windows and broken pediments are symmetrically distributed to either side of the central projection. The south elevation has three bays with a two-story

addition abutting the two western bays. The addition is bounded on the 1st floor by large, circular headed windows and segmental surrounds. The 2nd floor is a sunroom with modern sliding glass doors, coupled Tuscan columns, a simple entablature and balustrade, and a chinoise-rail balcony. Window air-conditioning units occupy many of the second-story windows. Abutting the north end of the Sanitarium is the four-bay, five-story, flat-roofed Rucker Wing, built in 1952-54 and constituting the 3rd major phase of building at the hospital. The rectangular Palladian windows on the Locust Avenue facade of the Rucker Wing have since been altered; all Colonial Revival decoration has been removed, leaving only metal surrounds. The final phase of building at Martha Jefferson includes the substantial, non-historic, five-story, brick building to the rear and north of the Patterson and Rucker Wings, built beginning in the 1980s. This includes the Emergency Room that is accessed via East High Street and sits behind the Patterson Wing and the Cardwell Center north of the Rucker and Patterson Wings that is accessed via Locust Avenue. A covered walkway was built along the north elevation of the Rucker Wing to join with the hospital's principal entrance in the northern part of the new wing.

Individual Resource Status: **Hospital**

Contributing

Total: 1

506 Locust Avenue



TM/P: 54/5 DHR: 104-5144-0063

Primary Resource Information: Single Dwelling, Stories 1.50, Style: Late 19th and Early 20th Century American Movement, 1949

August 2007: This one-story, three-bay brick ranch house has an asphalt shingle-covered, side-gabled roof with a prominent, high pitched cross-gabled central bay that projects slightly beyond the west-facing facade to mark the entrance of the building. Each of the side bays has a single two-pane, square casement window topped with a flat arch. The central, gabled bay is approached by four concrete steps leading to a small landing. The door is in the center and topped by a Colonial Revival-style lintel. Small casement windows flank either side of the door and are also topped with flat arches. A small porch and brick chimney are attached to the north elevation. The brick is laid in common bond. Herman Barrett Chapman, a conductor working for the C&O Railroad, built the house in 1949. After he died in 1997, his wife Evelyn sold the house to Martha Jefferson Hospital with a life trust.

Individual Resource Status: **Single Dwelling**

Individual Resource Status: **Garage**

Contributing Total: **1**

Non-Contributing Total: **1**

507 Locust Avenue



TM/P: 53/232

DHR: 104-5144-0064

Primary Resource Information: Medical Business/Office, Stories 2.00, Style: Late 19th and Early 20th Century American Movement, 1915

August 2007: A very similar two-bay, two-story, brick dwelling to 700 Lexington Avenue, 507 Locust Avenue was built in 1915 by engineer B. R. Lester. The house has a metal hipped roof with a gable flush with the south bay of the facade, a central gable flush with the north elevation, and a gabled wing to the rear of the building that projects from the south elevation. The brick is laid in seven-course American bond and a hipped-roof porch wraps around the entire facade and the south elevation, terminating where it meets the projecting wing with another entrance with a transom above. Freestanding and engaged slender Tuscan columns support the porch, along with a turned balustrade. The porch has a prominent cornice with modillions. The entrance is located in the north bay of the facade and has an elliptical fanlight with tracery and sidelights. The other bay of the 1st story, as well as each of the two bays of the 2nd story, is occupied by a two/two-sash window; the two windows of the south bay have segmental surrounds and arches, while the 2nd story of the north bay has a window topped by a jack arch. The building's cornice matches the porch with prominent modillions. Each of the gables has a boxed cornice with returns and a small, one/one-sash window in its center. The house has a brick chimney emerging out of the center of the metal roof and a one-story addition to the rear, flush with both side elevations, is enclosed in brick on the rear elevation's northern side and an open porch on the southern side.

Individual Resource Status: Medical Business/Office Contributing Total: 1

509 Locust Avenue



TM/P: 53/231

DHR: 104-5144-0065

Primary Resource Information: Medical Business/Office, Stories 2.00, Style: Late 19th and Early 20th Century American Movement, ca 1893

August 2007: The Locust Grove Investment Company built this two-story, three-bay frame dwelling on speculation between 1893 and 1895. They sold it in 1895 to Lulu M. and W. W. Keenan, who immediately sold it to J. Payne Carroll, a traveling salesman who later became a partner in Walker-Carroll-Adams Hardware Company with his brother Julian, Vice President of Charlottesville Hardware, Co., and who is buried in Maplewood Cemetery. The house has hipped roof with a projecting, semi-hexagonal south bay on the east-facing facade; an identical semi-hexagonal bay on the south elevation; and a rectangular, projecting bay on the north elevation. A hipped-roof porch stretches across the entire facade, supported by three battered wooden piers supported on brick plinths connected by a solid brick balustrade. On each of the semi-hexagonal bays' floors, the central section has paired narrow windows, while each of the side sections has a single window. The north bay of the facade includes a single window on the 1st floor and a single window on the 2nd, while the central bay features the entrance with sidelights and a transom and no window on the 2nd floor. All of the windows in the building are one/one-sash. The facade's south bay and both of the side elevations have flush gables with small one/one-sash windows, while asphalt shingles cover the roof. Brick chimneys emerge close to the edge of each of the two side elevations. A one-story frame addition spans the rear elevation, while a modern ramp has been installed for access to the entrance on the south elevation, located just behind the elevation's semi-hexagonal wing.

Individual Resource Status: Medical Business/Office

Contributing Total: 1

510 Locust Avenue



TM/P: 54/41.100 DHR: 104-5144-0066

Primary Resource Information: Single Dwelling, Stories 1.00, Style: Late 19th and Early 20th Century American Movement, 1960

August 2007: This 1-story brick building is a simple box with large windows built as a doctor's office.

Individual Resource Status: Medical Business/Office Non-Contributing Total 1

513 Locust Avenue



TM/P: 53/230

DHR: 104-5144-0067

Primary Resource Information: Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th Century American Movement, ca 1895

August 2007: In its massing, 513 Locust Avenue is very similar to its neighbor to the south, 509 Locust Avenue. It was built between 1895 and 1896 by Annie S. Lindsay, who also built 517 Locust Avenue next door. Lindsay built both houses on speculation, as she and her publisher husband lived on Wertland Street. A two-story, three-bay frame dwelling, the house has a hipped roof with a fully pedimented, semi-hexagonal, south bay on the east-facing facade; and a projecting, gabled wing on the north elevation. A hipped-roof porch abuts the facade's projecting bay and stretches across the facade and down the north elevation to meet the side wing with an additional entranceway. The porch is supported by turned posts with knobs across the facade and two additional slender, rectangular posts with a balustrade between on the north elevation. The entrance also abuts the projecting south bay and has two separate doors. It is flanked to the north by a small casement window. The semi-hexagonal bay has paired windows in its central section on both floors, with single windows on the side sections. The 2nd story has only a centrally-placed single window and the portion of the north wing that faces the street has a single window per floor. All of the windows are one/one-sash. The roof is covered in asphalt shingles and a chimney is visible. All of the gables have full pediments with paired casement windows.

Individual Resource Status: **Single Dwelling**

Contributing Total: 1

516 Locust Avenue



TM/P: 54/4 DHR: 104-5144-0068

Primary Resource Information: Medical Business/Office, Stories 2.00, Style: Late 19th and Early 20th Century American Movement, ca 1893

August 2007: Brothers J. N. and W. W. Waddell began building this house before the Locust Grove Investment Company purchased the surrounding lots, finishing construction in 1893. W. W. was a teller for the Peoples National Bank, while his brother was a salesman. Both Waddell brothers and their families are buried in Maplewood Cemetery. This two-story, hipped roof, frame house has a projecting, semi-hexagonal south bay on the east-facing facade. A small shed-roofed porch with turned post with knobs; a turned balustrade; and cutout, fan-like brackets; and spools along the porch frieze abuts the south bay and wraps partly around the north elevation. The door is located in the recessed north bay with a transom and a single window above on the 2nd story, while each side of the semi-hexagonal bay on each floor has a single window; all windows in the house are two/two-sash. The roof is covered in asphalt shingles and a brick chimney is visible. A series of one-story frame additions are flush with the south elevation.

Individual Resource Status: Medical Business/Office Contributing Total: 1

Individual Resource Status: Garage Non-Contributing Total: 1

517 Locust Avenue



TM/P: 53/228

DHR: 104-5144-0069

Primary Resource Information: Medical Business/Office, Stories 2.00, Style: Late 19th and Early 20th Century American Movement, ca 1895

August 2007: Also built by Annie S. Lindsay beginning in 1895, this two-story, three-bay, hipped-roof dwelling has a projecting south bay on the east-facing facade and a semi-hexagonal projecting bay on the south elevation. A porch occupies the 1st floor of the facade's central and north bays and abuts the projecting south bay. The porch is approached by a modern ramp, supported by engaged and freestanding Tuscan columns, and has a turned balustrade. The door with a single-light transom is roughly in the center of the facade and is flanked by a single window. Single windows mirror the placement of both the door and this window on the 2nd floor, while the projecting south bay features a single window at the center of each of its floor. All of the windows are two/two-sash. The south bay features a full pediment, complete with a small casement window in the center and is mirrored by another gable flush with the eastern side of the north elevation as well as the gable of the south elevation's wing. The roof is covered in asphalt singles and a brick chimney emerges roughly out of its center.

Individual Resource Status: **Medical Business/Office Contributing** *Total:* 1

520 Locust Avenue



TM/P: 54/3 DHR: 104-5144-0070

***Primary Resource Information:* Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th Century American Movement, 1925**

August 2007: Engineer Herman F. Thacker built this two-story, two-bay, brick American Foursquare in 1925. The dwelling has a hipped roof covered in asphalt shingles, and a hipped-roof porch with Tuscan columns that stretches across the entire facade. The house is approached from the street by two flights of concrete steps due to the steep grade of the site, the 2nd set leading up to the porch on the northern side of the west-facing facade. The door is located in the north bay with sidelights and a transom, while a pair of three/one-sash windows is located in the north bay of the 1st floor. Each of the bays of the 2nd story has a single three/one-sash window. A hipped-roof dormer with two three/one-sash windows peeks out of the center of the roof and a brick chimney emerges from the southern side of the roof. The brick is laid in common bond.

Individual Resource Status: **Single Dwelling**

Contributing Total: 1

524 Locust Avenue



TM/P: 54/2 DHR: 104-5144-0071

Primary Resource Information: Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th Century American Movement, 1894

August 2007: This two-story, two-bay frame dwelling has a cross-gabled roof with gabled, slightly projecting wings on the south and north elevations and a front-gabled facade. A hipped-roof porch on turned posts with knobs shades the door with its transom in the south bay of the west-facing façade and also the south elevation before terminating against the south wing. The north bay of the façade's main mass and both of the 2nd story bays have single windows, as does the projecting wing. All windows are one/one-sash and have louvered shutters. While the gable of the north and south wings have only a small casement window, the front flush gable is also filled in with wooden shingles. The roof is covered in asphalt singles, a brick chimney is visible, and the house is approached from the sidewalk by two flights of brick steps.

Individual Resource Status: Single Dwelling

Contributing Total: 1

528 Locust Avenue



TM/P: 54/1 DHR: 104-5101

Other DHR Id #: 104-5144-0072

Primary Resource Information: Single Dwelling, Stories 2.00, Style: Queen Anne, ca 1919

2006: This 2 story, frame, gable ell Queen Anne house sits on brick piers and has a partially-wrapped front porch that covers the double leaf front entry. A two story projecting bay dominates the west elevation. The standing seam tin roof is pierced by three interior brick chimneys. The house appears to be covered in vinyl siding and the original windows appear to have been replaced with vinyl replacement windows.

August 2007: The plan of this 2.5 story, hipped-roof dwelling features a central entrance and stair hall, while two projecting, gabled wings emerge from the north elevation and the eastern side of the facade. A hipped-roof porch that abuts the projecting wing of the facade then wraps around the corner of the central mass before terminating against the north wing. Supported beneath by brick piers, the porch is elaborately decorated with a wooden balustrade; turned posts with knobs; cutout, fan-like brackets; and spools along the porch frieze. The entrance is located on the west-facing facade at the point where the facade wing meets the main mass and is approached at street level by two sets of concrete steps. The house retains its original carved, double wooden doors and transom and an original, stained-glass window occupies the north-facing wall. There is another door in the north wing facing westward onto the porch. All of the windows on the house are one/one-sash, though the windows on the facade's wing are in pairs.

The two gabled ends have windows to light the third story. All of the windows on the 2nd floor have louvered shutters. The south elevation also features a semi-octagonal bay and a small, one-story addition is located on the northeast corner of the building. Brick chimneys emerge out of the roof of the south wing and at the point at which the central mass meets the east wing. The building date is ca. 1892, it is 2.5 stories, and the style is Late 19th and early 20th century American Movements.

Individual Resource Status: **Single Dwelling**

Contributing Total: 1

601 Locust Avenue



TM/P: 51/36.100 DHR: 104-5144-0073

Primary Resource Information: Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th Century American Movement, 1896

August 2007: Built in 1896 by Ora S. Payne and her husband, Grafton Payne, the house was sold in 1898 to Samuel B. Young, an engineer whose family owned the house until 1961. The two-story, two-bay stucco-finished house has a cross-hipped roof and a projecting, gabled, northern bay on the east-facing facade and on the south elevation, while the north elevation has a projecting, gabled, semi-hexagonal bay. A hipped-roof porch stretches across the entire facade, encompassing the projecting north bay of the facade and part of the south elevation before terminating at an additional recessed portion of the house's main mass. The porch has

Tuscan columns and the door is located in the south bay with sidelights and a transom, both of which retain original stained glass. The projecting bay of the facade has paired windows on the 1st floor and a single window on the 2nd floor. The 2nd story's south bay has a single window as well. All of the windows are two/two-sash. The facade's projecting bay has a gable flush with the facade and a small casement window, while the flush south elevation's gable has a small louvered window. The roof is covered in asphalt shingle and two brick chimneys are visible.

Individual Resource Status: **Single Dwelling**

Contributing Total: 1

Individual Resource Status: **Secondary Structure**

Contributing Total: 1

602 Locust Avenue



TM/P: 51/37 DHR: 104-5144-0074

Primary Resource Information: Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th Century American Movement, ca 1894

August 2007: This two-story, two-bay, stucco-finished dwelling has a hipped roof with flush off-center cross gables on the facade and south elevation and a central cross gable flush with the north elevation. T. M. Hill constructed this house between 1894 and 1900, five years before building the Hill-Holladay House at 864 Locust Avenue in 1895. Hill was a salesman and is buried in Maplewood Cemetery. A hipped-roof porch approached via two series of steps and supported by battered Tuscan piers on wooden plinths shades the entire facade and wraps around part of the south elevation. The door is located in the north bay of the west-facing facade and has sidelights with beveled and stained glass and a transom. The door is glass and original to the house. The south bay of the 1st story and both bays of the 2nd story feature tall two/two-sash windows. A one-story stucco addition is flush with the north elevation and attached to a stucco-finished garage that opens onto Sycamore Street via a wooden pergola. The roof is metal and each of the gables is filled in with fish scale shingles and has a circular vignette in the center.

Individual Resource Status: **Single Dwelling**

Contributing Total: 1

Individual Resource Status: **Garage**

Contributing Total: 1

603 Locust Avenue



TM/P: 51/35

DHR: 104-5144-0075

Primary Resource Information: **Single Dwelling, Stories 1.00, Style: Other, post 1961**

August 2007: Built sometime in the late 1960s, this small, one-story, three-bay, side-gabled, common bond brick ranch house typical of the other houses of its period in the District, this house has a single one/one sash window in the south bay of its east-facing facade; a door flanked to its south by a small window in the central bay; and a three-part bay window in the north bay. A brick chimney emerges out of the very northern edge of the asphalt-shingle roof.

Individual Resource Status: **Single Dwelling**

Non-Contributing Total: 1

604 Locust Avenue



TM/P: 51/37.100 DHR: 104-5144-0076

Primary Resource Information: Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th Century American Movement, 1957

August 2004: William B. Jones built this one-story, three-bay brick, house in 1957. It has a low, front-gabled roof covered in asphalt shingles. A shed-roofed porch supported by aluminum supports shades the central and south bay of the west-facing facade. The door is in the central bay, while a single sash window is located in the south bay. The north bay has a three-part picture window. The brick is laid in common bond and the roof is covered in asphalt shingles.

Individual Resource Status: **Single Dwelling** **Contributing** *Total:*

609 Locust Avenue



TM/P: 51/34 DHR: 104-5144-0077

Primary Resource Information: Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th Century American Movement, 1896

August 2007: One of two houses built on this block in 1896 by O. T. Allegree and A. N. Adams, this two-story, two-bay, seven-course American bond brick, hipped-roofed building has a central cross gable flush with the east-facing facade and a projecting, gabled wing on the south elevation. A. N. Adams was in business with J. Payne Carroll in Walker-Carroll-Adams

Hardware Co. and Allegree had a livery and feed stables business on Market Street. A shed-roofed porch stretches across the facade with freestanding and engaged Tuscan columns and continues around the south elevation before terminating against the south wing. The doorway is located in the facade's south bay and has sidelights and a multi-light transom; the north bay has a single window. Both have segmental surrounds and arches. The porch is topped by a cornice with dentils and block modillions. Each of the bays in the 2nd story has a single square, one/one-sash window topped with a jack arch. Each of the gables has a boxed cornice and return and a small casement window in the center, while a cornice that matches the porch with modillions and dentils stretches around the entire building. The roof is metal and the north elevation features a slightly projecting, semi-hexagonal bay.

Individual Resource Status: Single Dwelling

Contributing Total: 1

610 Locust Avenue



TM/P: 51/38 DHR: 104-5144-0078

Primary Resource Information: Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th Century American Movement, ca 1893

August 2007: Built on speculation by Locust Grove Investment Company member George W. R. Burnley between 1893 and 1895, this two-story, two-bay frame dwelling has a hipped roof with a cross gable flush with the south bay of the west-facing facade and a central cross gable flush with the south elevation. A hipped-roof porch on slender Tuscan columns and approached via four wooden steps stretches across the facade and runs the entire length of the south elevation. The door with its sidelights and elliptical fanlight with tracery is located in the north bay, while the south bay and both bays of the 2nd story have single two/two-sash windows. The metal roof has a prominent cornice and carved brackets, while a circular vignette occupies the center of both gables. A two-story frame rear addition is flush with both side elevations and has a projecting bay on the 2nd story of its north elevation.

Individual Resource Status: **Single Dwelling**

Individual Resource Status: **Shed**

Contributing Total: 1

Non-Contributing Total: 1

612 Locust Avenue



TM/P: 51/39

DHR: 104-5144-0079

Primary Resource Information: Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th Century American Movement, ca 1893

August 2007: This two-story, two-bay house was built on speculation by W. R. Burnley at the same time as 610 Locust Avenue. The dwelling has a hipped roof with central cross gables flush with both side elevations and an off-center gable that is flush with the enlarged and slightly projecting south bay of the west-facing facade. A hipped roof porch approached via five steps stretches across the entire facade and has turned posts with knobs, a turned balustrade, and spools along the porch frieze. The door is located in the smaller, slightly recessed north bay and has sidelights and a transom. The 2nd story of the north bay has single sash window. The projecting south bay has a single sash window on each floor; all windows have louvered shutters and are two/two-sash. The metal roof has deep eaves and exposed brackets. A two-story, shed-roof addition is flush with the north elevation and abutted by a one-story addition.

Individual Resource Status: **Single Dwelling**

Individual Resource Status: **Garage**

Contributing Total: 1

Contributing Total: 1

613 Locust Avenue



TM/P 51/33 DHR: 104-5144-0080

Primary Resource Information: Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th Century American Movement, 1896

August 2007: Also built by A. N. Adams and O. T. Allegree, this two-story, hipped-roof, frame dwelling has a gabled wing that extends beyond the main mass on the south elevation, and a semi-hexagonal, projecting bay on the north side of the east-facing facade. A hipped-roof porch abuts the semi-hexagonal bay and wraps around the south elevation, terminating with a window where it meets the south elevation's wing. It is supported by slender Tuscan columns and is approached by a single step. The doorway is located in the facade's south bay, abutting the semi-hexagonal north bay with sidelights and a single-light transom. On both the 1st and 2nd floors of the semi-hexagonal bay, each of the three sides has a single window, while the south bay of the facade has a single window on the 2nd story. The east-facing elevation of the south wing also has a single window on the 2nd story. All of the windows are two/two-sash with louvered shutters. The facade's semi-hexagonal bay and the south elevation's wing both feature full pediments with small casement windows that continue the same siding pattern and cornice line as the rest of the house. The house has two brick chimneys that emerge out of the metal roof.

Individual Resource Status: **Single Dwelling**

Contributing Total: **1**

616 Locust Avenue



TM/P: 51/40 DHR: 104-5144-0081

Primary Resource Information: Multiple dwelling, Stories 2.00, Style: Other, ca 1970

August 2007: A non-contributing resource built in the 1970s, this two-story, side-gabled brick duplex has two identical two-bay facades next to one another, reversed so that the doors are both in the center of the building. The other bay of each of the 1st floor facades each has paired six/six-sash windows, while the two upper bays each have single six/six-sash windows. The roof is covered in asphalt shingles and the 2nd story of the northern unit is covered in asphalt shingles as well.

Individual Resource Status: **Multiple dwelling** **Non-Contributing Total:** 1

619 Locust Avenue



TM/P: 51/32.100 DHR: 104-5144-0082

Primary Resource Information: Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th Century American Movement, ca 1893

August 2007: The Locust Grove Investment Company built this two-story, two-bay, stucco-finished dwelling between 1893 and 1901 before selling it to conductor R. M. Beasley. It has a hipped roof with central cross gables flush with the side elevations and another cross gable flush with the south bay of the east-facing facade. A hipped-roof porch approached by one low concrete step and supported by freestanding and engaged slender turned posts with knobs stretches across the entire facade. The posts also have delicate, fan-like, cutout brackets and a simple entablature. The north bay of the east-facing facade features the entrance, with a double door and a single-light transom above. The south bay of the facade features a single window. Each of the two bays on the 2nd story also has a single window and all windows are two/two-sash and have louvered shutters. All of the gables have fish scale shingle infill with a small vignette in the center and boxed cornices and returns. The roof is covered in asphalt shingle and the house has a single concrete chimney that emerges out of roughly the center of the roof.

Individual Resource Status: **Single Dwelling**

Contributing Total: 1

621 Locust Avenue



TM/P: 51/31 DHR: 104-5144-0083

Primary Resource Information: Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th Century American Movement, 1925

August 2007: The only two-story, two-bay brick American Foursquare on this block of Locust Avenue, 621 Locust Avenue was built in 1925 by J. R. and Lilly J. Maupin. The dwelling has a metal hipped roof and a hipped-roof porch that stretches across the facade, is approached by a single low step, supported by three brick columns, and has a simple wooden balustrade. The north bay of the east-facing facade has a segmental surround and sidelights, while the other bay of the 1st floor and both bays of the 2nd floor have paired one/one-sash windows. A hipped-roof dormer with a single casement window sits in the center of the high-pitched roof.

Individual Resource Status: **Single Dwelling**

Individual Resource Status: **Garage**

Contributing Total: 1

Contributing Total: 1

622 Locust Avenue



TM/P: 51/41 DHR: 104-5144-0084

Primary Resource Information: Multiple dwelling, Stories 2.50, Style: Late 19th and Early 20th Century American Movement, 1895

August 2007: Newton Beckwith built this impressive 2.5-story, three-bay, hipped-roof, frame dwelling in 1895. The building sits on a high, solid brick foundation and has complicated massing with a cross gabled, slightly projecting bay off the northern side of the facade, a gabled bay extending from the south elevation, and a false gable attached to the top of the hipped-roof main mass of the building, placed slightly behind the gable of the north wing of the facade. The north bay has a single six/six-sash window on each of the 2.5 floors; that of the 2nd floor is a part of a semi-hexagonal portion, while that of the 2nd is part of a rectangular portion. A hipped-roof porch approached by eight wooden steps shades the 1st floor of the south and central bays. The porch abuts the projecting north bay and wraps around the south elevation to terminate against the south wing. The porch has turned posts with knobs, a turned balustrade, and spools along the porch frieze with brackets. The entrance is roughly in the center of the facade, has a simple modern door, and is flanked to the right by a single, six/six-sash window. A single window occupies the 2nd story of the south bay. The false gable has a bargeboard with cutout decorations. A one-story, frame addition extends the rear of the house and is attached via a small, one-story frame connector to a two-story, brick, modern, side-gabled dwelling that faces onto Poplar Street. Beckwith and his family are buried in Maplewood Cemetery.

Individual Resource Status: **Multiple dwelling**

Contributing Total: 1

700 Locust Avenue



TM/P: 51/66 DHR: 104-5144-0085

Primary Resource Information: Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th Century American Movement, 1900

August 2007: Still retaining its excellent Late Victorian Vernacular details in the present day, this two-story, three-bay, side-gabled, frame dwelling was constructed in 1900 by Charles H. Ergenbright. Ergenbright was a salesman and sold the house in 1899. It exchanged hands once more before Elijah Dunn, an aged city magistrate, bought the house in 1907 as a house for himself and his unmarried, adult children. The building is L-shaped, with a one-bay gabled wing that projects beyond the facade on the southern side of the main mass. The recessed, two-bayed northern portion of the west-facing facade is covered by a hipped-roof porch on the 1st floor that is approached by a series of wooden steps, and supported by freestanding and engaged turned posts with knobs and a turned balustrade. The posts also have fan-like brackets. The porch abuts the projecting south wing, as do the double leaf entrance of the entrance with the two-light transom overhead. The north bay of the northern portion's 1st floor and both of the bays of the 2nd story have single two/two-sash windows. The one-bay southern wing features a projecting, semi-hexagonal bay window on the 1st floor, with single, slender windows on each of its sides and a paired set in the central section; all windows are one/one-sash. The bay window unit is topped by an entablature with brackets, while the 2nd story is occupied by a pair of slender one/one-sash windows. A small casement window occupies the center of the gable. The roof has exposed rafter ends and is covered by asphalt shingles. Two brick chimneys are visible. A two-story frame addition with a modern screened-in porch on the 1st floor is flush with the south elevation.

Individual Resource Status: **Single Dwelling**

Individual Resource Status: **Garage**

Contributing Total: 1

Non-Contributing Total: 1

701 Locust Avenue



TM/P: 51/30 DHR: 104-5144-0086

Primary Resource Information: Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th Century American Movement, ca 1893

August 2007: The Locust Grove Investment Company built this dwelling between 1893 and 1898 before selling it to teacher Welford H. Cooke. A two-story, two-bay, hipped-roof frame house with flush central cross gables on the facade and north elevation, this house has a two-story frame addition flush with the southern side of the facade. A hipped-roof porch stretches across the entire facade and at one point wrapped around most of the north elevation. This encircling portion of the porch has since been filled in, creating an extended portion of the northern side of the facade, and a one-story addition to the north elevation. The porch is supported by Tuscan columns and their pattern continues along with the roof's porch on the northern addition, the columns turning into pilasters where the porch has been enclosed. The door is in the north bay of the east-facing facade and has sidelights and a transom. Paired windows occupy the other bay of the 1st story, while both of the upper story bays have single windows. The 1st story north addition has a single window on the facade; all of the windows are two/two-sash. Each of the cross gables is filled in with fish scale shingles and has a boxed cornice and return. The roof is metal, a chimney is visible, and the addition to the south elevation is an open porch on the 1st story and has paired windows on the 2nd story.

Individual Resource Status: Single Dwelling

Contributing Total:

703 Locust Avenue



TM/P: 51/30.200

DHR: 104-5144-0087

Primary Resource Information: Single Dwelling, Stories 1.00, Style: Late 19th and Early 20th Century American Movement, ca 1964

August 2007: On of the few non-contributing, residential resources in the District, this building was constructed in 1964 by Mary Ann Wingfield. A one-story brick ranch with a hipped roof covered in asphalt shingles, this small house has a frame porch with a pediment, turned posts with knobs, a simple wooden balustrade that shades the door, a single six/six-sash window to the south of the door, and a pair of windows to the north of the door. A single window is placed at the very southern end of the east-facing facade.

Individual Resource Status: **Single Dwelling**

Non-Contributing Total: 1

Individual Resource Status: **Garage**

Non-Contributing Total: 1

704 Locust Avenue



TM/P: 51/67 DHR: 104-5144-0088

Primary Resource Information: Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th Century American Movement, 1906

August 2007: Elijah J. Dunn built this two-bay, two-story, cross-gabled, frame dwelling in 1906 before moving his family to 700 Locust Avenue. The house has central cross gables flush with the side elevations and another cross gable flush with the projecting and slightly enlarged south bay of the west-facing facade. A hipped-roof porch is approached by four wooden steps and supported by freestanding and engaged turned posts with knobs, a cutout balustrade, spindles along the porch freeze, and square brackets with cutout details. The entrance is located in the recessed north bay and retains its original double door and double-light transom. The south bay has a single window on the 1st floor, while both the north and south bays have single windows on the 2nd floor. All of the windows are two/two-sash and have louvered shutters. Each of the gables has a boxed cornice and return, is filled in with fish scale shingles, and has a carved bargeboard at the gable's peak. The roof is metal and features a centrally located brick chimney.

Individual Resource Status: **Single Dwelling**

Individual Resource Status: **Garage**

Contributing Total: 1

Non-Contributing Total: 1

708 Locust Avenue



TM/P: 51/68 DHR: 104-5144-0089

Primary Resource Information: Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th Century American Movement, ca 1893

August 2007: This two-story, two-bay, hipped-roof, frame dwelling has a cross gable flush with the south bay of the facade and central gables flush with the side elevations. Also built on speculation by the Locust Grove Investment Company between 1893 and 1898, foreman Edward S. Foster and his family occupied this house from 1900 until 1960. A full-width, hipped-roof porch is approached by two low, wooden steps, and is supported beneath by exposed brick piers. The four freestanding and two engaged turned posts with knobs support the roof and complement the turned balustrade and spools along the porch frieze. The entranceway is located in the north bay and features double leaf entrance with a single-light transom, while the 1st floor's south bay has a single one/one sash windows and both the upper floor bays feature a similar single window. The roof is covered in asphalt shingles; a fence with brackets and spindles to match the porch is attached to the north elevation for privacy; and a two-story addition with another one-story portion is attached to the rear of the building and flush with the north elevation. A one-story frame addition is attached to the south elevation.

Individual Resource Status: **Single Dwelling**

Individual Resource Status: **Garage**

Contributing Total: 1

Non-Contributing Total: 1

711 Locust Avenue



TM/P: 51/29 DHR: 104-5144-0090

Primary Resource Information: Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th Century American Movement, ca 1893

August 2007: The original main mass of this two-story frame dwelling was constructed between 1893 and 1899 by the Locust Grove Investment Company and has two bays, a hipped roof, central cross gables flush with the north and south elevations, and a gable flush with the south bay of the east-facing facade. A one-story frame addition extends the facade northwards and a later, one-story, hipped-roof, frame addition is set back and attached to this revised elevation. The shed-roofed porch with one step and Tuscan columns shades the entire amended facade. The original central mass has a door with a transom in the north bay and single two/two-sash and louvered-shuttered windows in the other three bays. Each of the cross gables has a boxed cornice and return. The one bay added to the north end of the facade has a single six/nine-sash window, while the later addition has another entrance and a set of three four/four-sash windows with louvered shutters. The roofs are all metal.

Individual Resource Status: **Single Dwelling**

Contributing Total: 1

714 Locust Avenue



TM/P: 51/69 DHR: 104-5144-0091

Primary Resource Information: Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th Century American Movement, 1952

August 2007: Built in 1952 by building contractor Wilbur W. Crawford and his wife, Esther F. Crawford, this two-story, three-bay, common bond, side-gabled, brick dwelling has a slightly projecting central bay with a steep cross gable marking the entrance. Five concrete steps with a metal handrail approach the entrance and fluted pilasters and architrave trim surround the doorway itself. The central bay's gable has an undecorated bargeboard and three small, circular holes are punched in a triangular formation at the top of the gable. The other two bays of the 1st story feature 8/eight-sash windows. A gabled, frame dormer with a six/six-sash window sits to either side of the cross gable on the asphalt-shingle roof. A brick chimney is attached to the north elevation.

Individual Resource Status: **Single Dwelling**

Individual Resource Status: **Garage**

Contributing Total: 1

Non-Contributing Total: 1

716 Locust Avenue



TM/P: 51/70 DHR: 104-5144-0092

Primary Resource Information: Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th Century American Movement, ca 1896

August 2007: Another house built on speculation by the Locust Grove Investment Company between 1893 and 1897, Mattie George and her descendents owned the house until 1947. This two-story, two-bay, hipped-roof dwelling has a cross gable flush with the south bay of the facade and a central gable flush with each of the side elevations. This frame building's hipped-roof porch had been enclosed to serve as a beauty parlor until a recent renovation to restore the open porch. The porch stretches across the whole west-facing facade, is approached by six brick and slate steps with stepped brick handrails, and has a metal roof supported by freestanding and engaged brick piers. The north bay of the facade features the entranceway with double leaf entrance and a three-light transom above, while the south bay has a single six/six-sash window. Both of the upper story bays have single six/six-sash windows, while all of the gables have boxed cornices and returns and fish scale shingle infill. The roof is covered in asphalt shingles; the stucco-finished foundation is visible on the side elevations; and the rear of the building has a two-story addition with another one-story addition attached, both flush with the side elevations.

Individual Resource Status: **Single Dwelling**

Individual Resource Status: **Garage**

Contributing Total: 1

Non-Contributing Total: 1

717 Locust Avenue



TM/P: 51/28 DHR: 104-5144-0093

Primary Resource Information: Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th Century American Movement, ca 1893

August 2007: This two-story house was initially a two-story, two-bay, frame dwelling with a hipped roof and central cross gables with boxed cornice and return flush with each elevation and the facade, but now includes a large addition attached to the north elevation of the original structure. The original dwelling was constructed on speculation by the Locust Grove Investment Company between 1893 and 1900 and was initially occupied by conductor Robert Mustoe. A hipped-roof porch supported by engaged and freestanding, slender Tuscan columns shades the entire east-facing facade and wraps around the north elevation to terminate at the modern addition. The north bay of the facade features the door and a transom, while the other bay of the 1st story and both of the bays of the 2nd story have single two/two-sash replacement windows. Each of the gables has a boxed cornice and return with a small vignette in the center and is filled in with fish-scale shingles. A brick chimney is visible roughly in the center of the roof of the original dwelling. The addition to the north of the original dwelling is in two parts, both of which continue the cornice and roofline of the original; a front-gabled, one-bay wing is attached to the original building by a two-bay, two-story connector. The connector has an additional entrance in its north bay, while the other bay of the 1st floor and both bays of the second floor have single square two/two-casement windows. The front-gabled wing has a single, narrow, one/one-sash window on the 1st floor, while a set of four casement windows are lined up underneath the gable, which is filled in with wooden shingles and has a boxed cornice and return to compliment that of the original facade. A set of stairs leads down to the house from the street because of the low site.

Individual Resource Status: **Single Dwelling**

Contributing Total: 1

722 Locust Avenue



TM/P: 51/71 DHR: 104-5144-0094

Primary Resource Information: Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th Century American Movement, 1899

August 2007: Dubbed the Eddins-Fishburne House because of its original owners, this two-story, brick dwelling has a hipped roof and a projecting gabled bay towards the center of the west-facing facade and a rectangular brick tower with a hipped roof and wooden upper section on the southernmost corner of the facade. Bessie S. Eddins built the house in 1899, before it eventually was sold to the lawyer John Fishburne and his wife, Mary L. Fishburne, in 1905. The brick is laid in common bond. A shed-roof porch covers most of the facade in two sections: one is attached to the projecting bay and shelters the door with its thermal transom set in the nook created by the projecting bay, while the other section encompasses the recessed, northern portion of the facade. Both sections are supported on carved, square, Tuscan columns. The main, recessed portion of the facade has two bays. While the door is located in the south bay, each of the other three bays has a single one/one-sash window with a jack arch. The projecting bay has coupled, one/one-sash windows on the 1st and 2nd floors and a full pediment filled in with bricks with a louvered window and segmental arch above. The tower has a single, narrow, one/one-sash window facing the street on each floor. Each side of the upper portion of the tower has a louvered window and two brick chimneys emerge out of the metal roof.

Individual Resource Status: **Single Dwelling**

Individual Resource Status: **Shed**

Contributing Total: 1

Non-Contributing Total: 1

724 Locust Avenue



TM/P: 51/72 DHR: 104-5144-0095

Primary Resource Information: **Single Dwelling, Stories 1.00, Style: Other, 1953**

August 2007: Built on speculation in 1953 by building contractor Norman E. Stowell, this one-story, three-bay ranch house has a side-gabled roof covered in asphalt shingles and is brick laid in common bond. A wing on the northern side of the facade projects with a cross gable and features a single three/one-sash window with louvered shutters. The entrance to the house is crammed between the projecting north wing and the brick chimney that is attached to the front of the building. The door is very simple and is approached by four concrete steps with a metal handrail. A three-part picture window sits on the other side of the chimney.

Individual Resource Status: **Garage**

Individual Resource Status: **Single Dwelling**

Individual Resource Status: **Chicken coop**

Non-Contributing Total: 1

Contributing Total: 1

Non-Contributing Total: 1

727 Locust Avenue



TM/P: 51/27 DHR: 104-5144-0096

Primary Resource Information: Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th Century American Movement, 1933

August 2007: This two-story, two-bay, frame dwelling was constructed by J. A. Ramsey, a section lineman for the American Telephone and Telegraph Company in 1933. It has a hipped roof and features a full basement due to the slope of the lot towards the rear. A front-gabled porch with a boxed cornice and return is placed off-center with the south bay of the east-facing facade, shading the doorway as well as creating a covered passageway along the south elevation of the house that leads to a modern deck and gazebo that are attached to the rear of the house. The north bay of the 1st floor has a set of three nine/one-sash windows with louvered shutters on each end of the trio, while both the upper bays feature single shuttered windows. The roof is covered in asphalt shingles and a concrete chimney is visible emerging from the southern side of the roof.

Individual Resource Status: **Single Dwelling**

Contributing Total: 1

731 Locust Avenue



TM/P: 51/26 DHR: 104-5144-0097

Primary Resource Information: Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th Century American Movement, 1917

August 2007: John A. Smith, a partner in Burnley, Smith and Burnley with W. R. Burnley, built his house in 1917. The two-story, two-bay, hipped-roof, stucco-finished dwelling has central cross gables with boxed cornices and returns flush with both the facade and all three of the other elevations. A hipped-roof porch encompasses the entire facade and wraps around the north elevation. The porch is supported by very simple Tuscan columns and balustrade, and is approached by stairways on both the facade and the north elevation. The main entrance is located in the north bay of the east-facing facade, while the south bay has a set of three windows and both of the upper bays of the facade have single one/one-sash replacement windows. A two-story addition and attached screened-in porch are located at the rear of the building, flush with the north elevation and much lower than the main mass of the house because of the slope downward. Each of the gables feature boxed cornices and returns and small vignettes. Two concrete block chimneys are visible and the house has a full basement, due to the slope of the rear of the site.

Individual Resource Status: **Single Dwelling**

Contributing Total: 1

734 Locust Avenue



TM/P: 51/73 DHR: 104-5144-0098

Other DHR Id #: 104-0075

Primary Resource Information: Single Dwelling, Stories 1.50, Style: Late 19th and Early 20th Century American Movement, ca 1901

August 2007: Named after its original owners, this house was built in 1901 by Sextus A. Eddins. The one-story, three-bay, brick house has a hipped-roof with a porch that has a wide, hipped roof stretching across the entire facade and portions of the north and south elevations, before terminating against the stepped and side-gabled extension of both side elevations. Two low concrete steps approach the porch and has square Tuscan posts with chamfered edges. The door is located off-center in the central bay with a transom above and segmental surround, while each of the other two bays of the 1st floor has a single window. The south bay is oversized and projects slightly beyond the main body of the facade. Other entranceways with segmental surrounds and transoms face westward onto the porch in the north and south extensions. A low-pitched cross gable tops the south bay of the facade with its own single window and an undecorated bargeboard. A gabled dormer peeks out of the roof above the front door with a finial in the center of the gable, while another faces westward on the roof of the north extension; each of the windows are one/one-sash. The main roof is covered in asphalt shingles, while the porch roof covered in metal. A one-story brick extension is attached to the rear of the house and is flush with the north elevation and extends beyond the south elevation. The brick is laid in common bond.

Individual Resource Status: **Single Dwelling**
Individual Resource Status: **Stable**

Contributing Total: 1
Contributing Total: 1

737 Locust Avenue



TM/P: 51/25 DHR: 104-5144-0099

Primary Resource Information: Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th Century American Movement, 1917

August 2007: Along with 731 Locust Avenue next door, the estate of John A. Smith built this two-story, three-bay, hipped-roof brick dwelling in 1917. The house has central cross gables flush with the facade and north elevation and a projecting, gabled wing on the south elevation. A shed-roofed porch supported by slender Tuscan columns stretches the entire length of the facade and around the south elevation before terminating against the south wing with an addition entrance and transom. The main entrance is located in the slightly off-center central bay and has sidelights and a four-light transom, while both the north and south bays have single, one/one-sash windows. All three bays of the 2nd story have single windows, though the central bay is again off-center; all of the windows are topped with plain concrete lintels. Each of the gables has a boxed cornice and return and a louvered window in the center. All of the windows have louvered shutters, the brick is laid in seven-course American bond, the roof metal, and a brick chimney is visible.

Individual Resource Status: Single Dwelling

Contributing Total: 1

801 Locust Avenue



TM/P: 51/23 DHR: 104-5144-0100

Primary Resource Information: Single Dwelling, Stories 2.00, Style: Bungalow/Craftsman, 1928

August 2007: This two-story, three-bay, side-gabled Bungalow-Craftsman is almost entirely hidden from sight on Locust Avenue due to a large wooden privacy fence. Anna E. Roberts built the house in 1928. The painted, common bond brick house has a symmetrical facade with single windows occupying both the north and south bays and a single door in the center. A large, front-gabled porch shelters the doorway and two windows and has battered wooden piers supported on brick plinths, stucco fill on the pediment, and a prominent overhanging eave. A brick chimney is attached to the south elevation, emerges out of the asphalt shingle roof, and is flanked to the west by a small, gabled-roof portico that shelters an additional entranceway. Due to the way the lot slopes downhill to the west, the house has a full two-story rear elevation, while only a single story is visible at the facade. The rear of the building is a two-story porch that has been altered to make additional enclosed living space and a one-story, frame, shed-roofed addition is located on the northern side of the rear of the house.

Individual Resource Status: **Single Dwelling**

Contributing Total: 1

803 Locust Avenue



TM/P: DHR: 104-5144-0101

Primary Resource Information: Single Dwelling, Stories 2.00, Style: Other, 2007

August 2007: This two-story, three-bay house is currently under construction. It has a hipped roof with a large, hipped-roof cupola, and a full basement and a porch to the rear.

Individual Resource Status: Single Dwelling *Non-Contributing Total: 1*

805 Locust Avenue



TM/P: 51/21

DHR: 104-5144-0102

Primary Resource Information: Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th Century American Movement, 1950

August 2007: Very similar to 724 Locust Avenue, this two-story, three-bay side-gabled, common bond brick dwelling was built in 1950 by John F. Marshall, Jr., a serviceman for Hundley Machines, and his wife, Joy Cerney Marshall. It is distinguished by a very steep roof and a central, cross-gabled bay that projects slightly and has a swooping, asymmetrical shape with bargeboard marking the entrance. The door is located in the center of this bay, is topped by a flat arch, and has a small four/four-sash window with a flat arch above in the peak of the gable. The other two 1st story bays have eight/eight-sash windows topped with flat arches, and are mirrored on the 2nd story by frame, gabled dormers with six/six-sash windows. An asymmetrically stepped, brick chimney emerges out of the roof of the central cross gable and is attached to the front of the house. Because of the slope of the lot, the building has a full basement to the rear. A one-story frame porch shelters an entrance in the north elevation and has a balcony above.

Individual Resource Status: **Single Dwelling**

Contributing Total: 1

807 Locust Avenue



TM/P: 51/20

DHR: 104-5144-0103

Primary Resource Information: Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th Century American Movement, ca 1955

August 2007: A two-story, side-gabled dwelling with a steep roof and a projecting, cross-gabled wing on the north side of the east-facing facade, 807 Locust was built of brick laid in common bond by John F. Marshall and Buford Melone Marshall in 1955. While John F. Marshall lived next door, his brother Buford lived in this house. The main body of the house has two bays, the south bay occupied by a paired one/one-sash windows, the other by a single door. A porch created by an extension of the gabled roof shelters this window and doorway, abutting the projecting wing and sheltered by the main roof. It is carried by metal cutout supports. The projecting wing has an one/one-sash window on the first floor and a small one/one-sash window in the peak of the gable, both with flat arches, and an undecorated bargeboard. A brick chimney is attached to the south elevation and is flanked by a small porch that leads to an addition entranceway. Like its neighbor to the south, this building has a full basement due to the slope of the lot.

Individual Resource Status: **Single Dwelling**

Contributing Total: 1

809 Locust Avenue



TM/P: 51/19

DHR: 104-5144-0104

Primary Resource Information: **Single Dwelling, Stories 1.00, Style: Late 19th and Early 20th Century American Movement, ca 1947**

August 2007: This one-story, five-bay, stucco-finished, side-gabled house has a frame addition to the north elevation and a screened-in porch attached to the south elevation. Each of the two side bays has a single six/six-sash window with shutters and the door occupies the central bay. The roof is covered in asphalt shingles and a brick chimney is visible on the rear of the house.

Evelyn Hasher Perkins constructed the dwelling between 1947 and 1949.

Individual Resource Status: **Single Dwelling**

Contributing Total: 1

810 Locust Avenue



TM/P: 51/74

DHR: 104-0005

Other DHR Id #: 104-5144-0105

Primary Resource Information: Single Dwelling, Stories 2.00, Style: Georgian, ca 1840
Architecture Summary: Locust Grove is a fine example of the survival of 18th century Georgian forms well into the 19th century. Characteristically, the house is five bays wide, 2 stories high, with a hipped tin roof and end chimneys. The entrance is sheltered by a formal portico of coupled paneled columns. The brick walls are laid in common bond, the wooden cornice is very simple, and the window and door architraves are not treated with moldings. To preserve the effect of symmetry, blind windows are fitted into the north and south sides. End Architecture Summary Additions and alterations: End Additions and alterations Interior Description: The interior is based on the double pile plan with a fine double run stair. All the mantels are identical, simple Greek revival designs. The high basement houses a rare set of double parlors, one of which served as a dining room.
August 2007: The Greek Revival brick dwelling stands on the largest lot in the District and is shaded from the street view by enormous boxwoods. It was constructed between 1840 and 1844 as the plantation house for the Sinclair family's 500-acre farm, which included most of the Martha Jefferson Historic District. The house is built of brick in common bond and has five bays across its two stories. A hipped metal roof is terminated on each end by a chimney. The central bay is marked by the doorway, which is flanked

by sidelights and an undecorated transom. A small, balconied porch with paired paneled Tuscan columns shelters the entrance. The columns are complemented by a simple entablature, as well as an additional wooden, paneled balcony above. The shuttered, six/six-sash windows that occupy each of the other bays are enclosed by undecorated surrounds.

Individual Resource Status: **Single Dwelling**

Contributing Total: 1

Individual Resource Status: **Smoke/Meat House**

Contributing Total: 1

Individual Resource Status: **Kitchen**

Contributing Total: 1

Individual Resource Status: **Shed**

Non-Contributing Total: 1

813 Locust Avenue



TM/P: 51/18

DHR: 104-5144-0106

Primary Resource Information: Single Dwelling, Stories 1.00, Style: Late 19th and Early 20th Century American Movement, 1951

August 2007: Engineer J. R. Mullinax built this one-story, side-gabled, common-bond brick dwelling in 1951. It is very similar to 807 Locust. It has a projecting, cross-gabled wing with a single eight/eight-sash window with louvered shutters on the northern end of the east-facing facade. The doorway is roughly in the center of the facade, sandwiched between the north wing and a large, asymmetrically stepped brick chimney attached directly to the facade. A small, shed-roofed awning shelters the doorway. Another eight/eight-sash window flanks the chimney to the south and a side-gabled, brick addition with a frame elevation and paired six/six-sash windows is attached to the south elevation.

Individual Resource Status: Single Dwelling

Contributing Total: 1

815 Locust Avenue



TM/P: 51/16

DHR: 104-5144-0107

Primary Resource Information: Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th Century American Movement, 1954

August 2007: Seamstress and UVA Housemother L. Pearl Brown built this one-story, three-bay common-bond, brick cottage has a steep side-gabled roof and a prominent brick chimney attached to the north elevation. The central bay features the doorway flanked by fluted pilasters and a simple architrave. The north and south bays of the east-facing facade each have eight/eight-sash window with louvered shutters.

Individual Resource Status: **Single Dwelling**

Contributing Total: 1

824 Locust Avenue



TM/P: 51/85

DHR: 104-5144-0108

Primary Resource Information: Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th Century American Movement, 1916

August 2007: Constructed in 1916 by Nevil G. Henshaw after John M. White's estate split off the lot from the Locust Grove plantation house's parcel, this two-story, three-bay, hipped-roof, cube-shaped dwelling has a hipped-roofed porch supported by square Tuscan columns marking the entrance in the central bay. The north and south bays of the west-facing facade's 1st floor each have an oversized, one/one-sash window with segmental surrounds and arches. All three bays on the 2nd story also have single one/one-sash windows with segmental surrounds and arches and all of the windows on the house have louvered shutters. The roof has a deep eave with exposed rafter ends and no cornice, and both the roof of the main house and of the porch are made of metal. The central bay is continued onto the roof with a frame, hip-roofed dormer with two one/one-sash windows. There are two chimneys visible.

Individual Resource Status: **Single Dwelling**

Contributing Total: 1

833 Locust Avenue



TM/P: 51/15

DHR: 104-5144-0109

Primary Resource Information: Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th Century American Movement, 1930

August 2007: A two-story, three-bay, hipped-roof brick American Foursquare laid in common bond, this house was built in 1930 by blacksmith C. J. Theimer. A hipped-roof porch covered in asphalt shingles stretches across the entire facade and supported by four battered Tuscan piers on brick plinths distributed symmetrically. A single door occupies the south bay of east-facing facade's 1st floor, while two windows occupy the other two first floor. The two bays of the 2nd floor have single windows topped by flat arches and all windows are nine/nine-sash. The hipped roof is covered in asphalt shingles and has a central, hipped-roof dormer with two casement windows. Two brick chimneys are visible towards the rear of the house.

Individual Resource Status: **Single Dwelling**

Individual Resource Status: **Shed**

Contributing Total: 1

Contributing Total: 1

834 Locust Avenue



TM/P: 51/88

DHR: 104-5144-0110

Primary Resource Information: Multiple dwelling, Stories 2.00, Style: Late 19th and Early 20th Century American Movement, 1898

August 2007: The Michie-Morris House is named for its initial owner, Hay Watson Michie, who built the house in 1898. Michie was the wife of G. R. B. Michie, an investor in the Locust Grove Investment Company, and purchased the property before the area was platted by the development company. After the Michies moved to The Farm in 1909, they sold this house to the Morris family. The two-story, three-bay, hipped-roof, frame house has a rectangular projecting bay on the north elevation and semi-hexagonal bays projecting off-center on the facade and south elevation. It is set on a low brick foundation. Twin porches on coupled, slender Tuscan columns on wooden plinths shade the 1st floor of the recessed, two-bay, northern portion of the facade abutting the projecting bay and also the southwest corner of the house. This porch is partly filled in to serve as a sunroom and has a door with a transom, a window, and pilasters that face the street. The porches have block modillions. The double, glass front door with a single-light transom is centrally located in the recessed portion of the house, abutting the semi-hexagonal bay, and is flanked by an additional doorway. Two windows occupy the space above. There is a single window on each side of each floor of the projecting bay; all windows in the house are one/one-sash with louvered shutters. The gables each have a full pediment with a bargeboard, pressed tin infill, and a fanlight with tracery and a dentil course below in the center of the pediment; brackets support the overhanging edges of the pediment. The high-pitched hipped roof is metal and has Philadelphia gutters and projecting eaves. Two chimneys are visible and an additional porch is attached to the north elevation.

Individual Resource Status: **Multiple dwelling**

Individual Resource Status: **Guest House**

Individual Resource Status: **Shed**

Contributing Total: 1

Contributing Total: 1

Contributing Total: 2

841 Locust Avenue



TM/P; 51/14

DHR: 104-5144-0111

Primary Resource Information: Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th Century American Movement, 1936

August 2007: This two-story, three-bay dwelling is unique within the District both for its steep gambrel roof overlaid with a plain side-gabled roof and for its stone-finished 1st story. William Diah Wheeler built the house in 1936. The first story of the facade is sheltered by a porch supported by four Tuscan columns and sheltered by an extension of the gambrel shape of the roof. The door is located in the south bay of the east-facing facade, while the central and north bays have single six/six-sash windows. The 2nd floor has a single six/six-sash window with shutters in each bay and the shutters have a cutout, abstracted tree pattern in their upper panels. While the 1st story is finished in stone, the 2nd story has frame siding. The roof is covered in asphalt shingles and gabled in profile, but the side elevations also reveal the outlines of a gambrel roof. The north elevation also has a finely crafted stone chimney. A one-story frame addition is attached to the rear of the building and is flush with the north elevation.

Individual Resource Status: **Single Dwelling**

Contributing Total: 1

Individual Resource Status: **Garage**

Contributing Total: 1

843 Locust Avenue



TM/P: 51/13.100

DHR: 104-5144-0112

Primary Resource Information: Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th Century American Movement, 1929

August 2007: L. A. Capelle, a yard conductor for the C&O Railroad, built this house in 1929 with his wife, Mary Capelle. This two-story, two-bay, hipped-roof American Foursquare is brick laid in common bond. A hipped-roof porch supported by four brick piers shelters the door on the south bay of the east-facing facade, while a single window occupies the north bay. Both of the 2nd story bays have single, shuttered windows and all of the windows in the house are four/one-sash and are topped with flat arches. The roof is covered in asphalt shingles, has a deep eave, and features a hipped-roof dormer with two small casement windows. A single chimney is visible on the northern side of the house. A frame addition extends the rear of the dwelling.

Individual Resource Status: **Single Dwelling**

Contributing Total: 1

849 Locust Avenue



TM/P: 51/12

DHR: 104-5144-0113

Primary Resource Information: Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th Century American Movement, 1936

August 2007: This two-story, three-bay, side-gabled, brick dwelling laid in common bond has a hipped-roof porch that stretches across the entire facade and was built in 1936 by traveling fireman N. L. Britton and his wife, Bertha Britton, in 1936. Four Tuscan columns with a simple balustrade support the porch. The entrance is in the center bay, with a single door with sidelights. The other two bays on the 1st floor of the east-facing facade have single six/six-sash windows. The north and south bays of the 2nd story have single six/six-sash windows, while the central bay has a slightly smaller version; all of the windows on the 2nd story have louvered shutters. The roof has a simple cornice and is covered by asphalt shingles. A brick chimney is attached to the north elevation and a frame addition is flush with the north elevation as well.

Individual Resource Status: **Single Dwelling**

Contributing Total: 1

850 Locust Avenue



TM/P: 51/89

DHR: 104-5144-0114

Primary Resource Information: Single Dwelling, Stories 2.00, Style: Late 19th and 20th Century Revivals, 1927

August 2007: The Georgian Revival-style, three-bay house is brick with American bond and a Flemish header course. J. Dean Tilman built the stately house in 1927; Tilman was president of City Mortgage and Insurance CO., Inc. and the City Finance and Thrift, Co., as well as Vice President of the National Bank of Charlottesville and partner in the dry goods store J. D. and J. S. Tilman. The building has a side-gable, slate tile roof with brick chimneys attached to each end. The house features a large balconied entry porch on the central bay, approached by three concrete steps. Supported by slender Tuscan columns paired to either side of a semi-circular projection that marks the entranceway, the porch has a plain, Tuscan entablature. The door has fluted pilasters, sidelights, and an elliptical fanlight. The balcony above has a balustrade with finials in line with each of the columns below. Each of the side bays on both stories has a single window, as does the 2nd story's central bay; all of the windows are 8/eight-sash windows and have partially louvered shutters that feature a moon shape cutout on the upper portion. Windows on the 1st floor are topped with flat arches, while the fenestration on the 2nd floor abuts the dentils of the cornice. Modillions and a cornice with dentils adorn the slightly projecting roofline.

Three gabled dormers align themselves with the bays below and feature circular-headed windows. The house also includes an original sunroom attached to the south elevation; it has six/one-sash windows across all three elevations, a simple architrave, and a metal balcony balustrade above. The side elevations include two windows arranged symmetrically on each story and half-moon windows to either side of the chimneys on the third floor. The back of the building extends beyond the main rectangular mass of the house, while the east corner of the north elevation has a small extension featuring an oval-shaped windows.

Individual Resource Status: **Single Dwelling**

Individual Resource Status: **Garage**

Contributing Total: 1

Contributing Total: 1

851 Locust Avenue



TM/P: 51/11.100

DHR: 104-5144-0115

Primary Resource Information: Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th Century American Movement, 1917

August 2007: Nannie W. Tilman built this house this two-story, three-bay, hipped-roof, seven-course American-bond brick dwelling in 1917. It has a hipped-roof porch that shelters the two-bay 1st floor. The porch is approached by a single step and supported by four freestanding and two attached Tuscan columns. The doorway is located in the north bay of the east-facing facade and features sidelights and a three-light transom, while the south bay has only a single, oversized one/one-sash window. The north and south bays of the 2nd floor each have a single one/one-sash window with louvered shutters and segmental surrounds. Sandwiched in between the two bays of the 2nd story is a set of narrow, one/one-sash windows that share a segmental surround and arch, as well as louvered shutters. The roof has a prominent cornice and a central, flush cross gable with a boxed cornice and return and a single fanlight in the center. Both the roofs of the house and of the porch are metal and a brick chimney is attached to the south elevation. A two-story, hipped-roof brick wing is attached to the north elevation and a semi-hexagonal bay projects beyond the south elevation.

Individual Resource Status: **Single Dwelling**

Contributing Total: 1

Individual Resource Status: **Secondary Structure**

Non-Contributing Total: 1

853 Locust Avenue



TM/P: 51/10

DHR: 104-5144-0116

Primary Resource Information: Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th Century American Movement, 1922

August 2007: Almost identical to its neighbor at 855 Locust Avenue, this three-bay, hipped-roof, seven-course American-bond brick dwelling was built in 1922 by John N. Page, secretary for the Charlottesville Real Estate Exchange, and his wife Roberta C. Page. The Pages also built the house next door at 855 Locust Avenue. The house has a hipped-roof porch that shelters the 1st floor. The porch is approached by a single step and supported by freestanding and engaged Tuscan columns with a simple balustrade. The doorway is located in the central bay of the east-facing facade and features sidelights and an elliptical fanlight with tracery, while the other 1st floor bays have only single one/one-sash windows. The north and south bays of the 2nd floor each have a single one/one-sash window with louvered shutters and segmental surrounds. The facade has a central cross gable with a boxed cornice and return and a single louvered window in the center. Both the roof of the house and of the porch is metal and a brick chimney is visible.

Individual Resource Status: **Single Dwelling**

Contributing Total: 1

854 Locust Avenue



TM/P: 51/92

DHR: 104-5144-0117

Primary Resource Information: Single Dwelling, Stories 2.00, Style: Other, 1903
August 2007: Set far back from the street on a large lot and shaded by mature trees, this two-story, two-bay, house is named for John S. White, the real estate lawyer in partnership with William F. Long, who built the house in 1903. It has a hipped roof and is constructed of brick laid in common bond and painted. The north bay of the facade projects slightly and has a full pediment filled in with fish scale shingles; a hipped-roof, semi-hexagonal bay is attached to the north elevation; and a two-story, hipped-roof, two-bay addition is attached to the south elevation, set back from the facade and facing the street. A hipped-roof porch with slender Tuscan columns shades the recessed south bay and abuts the north bay of the facade. The south bay features the double glass doorway and a two-light transom. The 2nd floor of the south bay has a pair of narrow one/one-sash windows. The north bay features a single two/two-sash window on the 1st floor and a narrower one/one-sash window on the second. All of the windows have louvered shutters. The fully pedimented gable of the north bay retains the overhanging eave and cornice that characterizes the rest of the building, is filled in with wooden fish scale shingles, and has a small fanlight at its center. The roofs of both the porch and the house itself are covered in asphalt shingles. A modern, wooden ramp leads to the front entrance from the north side of the house. A one-story kitchen wing and a back porch are attached to the rear of the house.

Individual Resource Status: **Single Dwelling**

Contributing Total: 1

Individual Resource Status: **Garage**

Contributing Total: 1

Individual Resource Status: **Secondary Structure**

Contributing Total: 1

855 Locust Avenue



TM/P: 51/8

DHR: 104-5144-0118

Primary Resource Information: Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th Century American Movement, 1922

August 2007: Also built by John N. and Roberta S. Page in 1922, this two-story, two-bay, cross-hipped-roof house is constructed of brick laid in common bond. The massing created by the cross-hipped roof allows the porch to stretch across the entire facade and wind around the north elevation to terminate against the recessed portion of the facade with an additional entrance. The porch is supported by Tuscan columns, has a simple balustrade, is approached by one shallow step, and has a hipped roof. The door is located in the north bay of the east-facing facade has sidelights and an elliptical fanlight. A casement window sits to the north of the door, while a single window occupies the south bay. Both of the bays of the 2nd story also have single windows, and all windows in the house are one/one-sash with segmental surrounds. The facade has a flush central cross gable with boxed cornice and return and a brick stringcourse that visually continues the prominent cornice with deep eaves that runs around the entire roofline. The roofs of both the porch and the house itself are covered in asphalt shingles and two chimneys are visible. Because of the way that the lot slopes westward, the stuccoed foundation of the house is visible on the side elevations and the house's basement may be accessed at the rear of the building.

Individual Resource Status: **Single Dwelling**

Contributing Total: 1

857 Locust Avenue



TM/P: 51/7

DHR: 104-5144-0119

Primary Resource Information: Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th Century American Movement, 1938

August 2007: While this two-story, five-bay house looks small from the street, the grade of the rear of the lot allows for a full lower story. Helen L. Haden constructed it in 1938 and she continued to live in the house until 1999. The house is side-gabled and constructed of multi-colored bricks laid in common bond. The facade has a porch with graceful segmental arches springing from four freestanding and two engaged Tuscan columns and topped by a balcony with chinoise railing above. It shades the central three bays of the facade, each of which features a six/six-sash window topped by a jack arch. The door is located in the central bay with a narrow transom and jack arch. The roof has three gabled, frame dormers. A chimney emerges out of each end of the asphalt shingle-covered roof and the house has a one-story addition to the rear. A finely crafted stone retaining wall runs along the driveway and attaches to the south elevation.

Individual Resource Status: **Single Dwelling**

Contributing Total: 1

Individual Resource Status: **Garage**

Contributing Total: 1

864 Locust Avenue



TM/P: 51/93

DHR: 104-5144-0120

Other DHR Id #: 104-0075

Primary Resource Information: Multiple dwelling, Stories 1.50, Style: Late 19th and Early 20th Century American Movement, ca 1905

August 2007: A 1.5-story, five-bay brick dwelling laid in common bond, this house has a very large front-gabled roof with deep eaves and a bargeboard that is cutout at the apex of the gable and a deep-eaved cross gable on the south elevation that shades a brick, hipped-roof, semi-hexagonal bay. T. M. Hill built the house in 1905, selling it in 1911 to John Z. and Elizabeth Holladay. The house was later broken up into four apartments. The 1st floor of the facade is shaded by a hipped-roofed porch, supported by a series of slender Tuscan columns with a turned balustrade and approached by a series of five wooden steps. The doorway is in the center of the porch with sidelights and a three-light transom, and is flanked to either side by two bays, each with a single one/one-sash window. A small wooden pediment filled with a hatched pattern also marks the central entrance. The 2nd story of the dwelling features only a pair of one/one-sash windows with a segmental surround and a brick segmental arch in the center of the large gable.

Individual Resource Status: **Multiple dwelling**

Contributing Total: 1

Individual Resource Status: **Shed**

Non-Contributing Total: 2

867 Locust Avenue



TM/P: 51/6 DHR: 104-5144-0121

Primary Resource Information: Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th Century American Movement, ca 1893

August 2007: This elaborate, two-story, three-bay, hipped-roof frame dwelling is set on a high brick foundation and is the only house constructed by the Locust Grove Investment Company north of Hazel Street in the 1890s. It was given to investor R. H. Rawlings in 1903, when the company's unsold parcels were dolled out according to the number of parcels each investor possessed. Gabled wings project from the south elevation and on the north side of the east-facing facade and the high-pitched hipped roof has a false gable. The facade features a finely detailed, hipped-roof porch, approached by three wooden steps, supported by a series of turned posts with knobs, and also including a turned balustrade and spools along the porch frieze. The porch abuts the north wing and continues around the south elevation to abut the projecting south wing. The door is located in the central mass of the house and also abuts the north wing. It is flanked by a single two/two-sash window and complemented by another two/two-sash window on the 2nd story. The north wing features a semi-hexagonal bay window with a narrow, one/one-sash window on each of its three sides on the 1st floor and a rectangular bay with two narrow windows on the 2nd story. The north wing has a prominent bargeboard, continues the cornice-line of the rest of the building, and features two small casement windows with a carved wood panel suspended from the gable's apex. The gable is a true pediment and is filled in with fish-scale shingles. The central mass's hipped roof also has a carved wood panel inset at the false gable's peak. A brick chimney is attached to the north elevation.

Individual Resource Status: **Single Dwelling**

Contributing Total: 1

872 Locust Avenue



TM/P: 51/94

DHR: 104-5144-0122

Primary Resource Information: Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th Century American Movement, 1906

August 2007: Reminiscent of Locust Grove and 824 Locust Avenue, this two-story, three-bay, common bond brick house was constructed in 1906 by widow Sallie Rives. The hipped-roof dwelling has a porch that is approached by three low brick steps and stretches across the entire facade, wraps around the north south elevation, and continues off the south elevation to create a port cochère. The hipped-roof porch is supported by a series of slender Tuscan columns and has a deep overhang with exposed rafter ends. The door is located in the central bay with sidelights and a single-light transom, both retaining original stained glass. A single, oversized, one/one-sash window occupies each of the other two bays of the 1st floor. While the north and south bays of the west-facing facade's 2nd floor have identical one/one-sash windows, the central bay of the 2nd story has a slightly smaller version. All of the windows have louvered shutters. The house has a prominent cornice and the roof overhangs with exposed, oversized rafter ends. The roof is covered in asphalt shingles, features a hipped-roof dormer with two casement windows in the center of the facade, and has a chimney visible on both sides. A small, frame, semi-hexagonal bay window is attached to the 2nd story of the north elevation, while a brick, semi-hexagonal bay emerges out of the south elevation, behind the port cochère and features full-size windows. Both the roof of the porch and the house itself are covered in asphalt shingles. A one-story addition is flush with the north elevation.

Individual Resource Status: **Single Dwelling**

Individual Resource Status: **Shed**

Contributing Total: 1

Contributing Total: 2

874 Locust Avenue



TM/P: 51/95

DHR: 104-5144-0123

Primary Resource Information: Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th Century American Movement, 1925

August 2007: One of the first houses built in the wave of construction on the north end of Locust Avenue where it meets Long Street, this two-story, two-bay, hipped-roof, common-bond brick American Foursquare was built in 1925 by J. E. Mooney, a boilermaker, and sold the same year. It has a shed-roofed porch that stretches across the entire 1st floor of the facade, is approached by four concrete steps with a metal handrail down the center, and is supported by three battered Tuscan piers on brick plinths. A solid brick balustrade connects the piers. The entrance is located in the north bay of the west-facing facade and includes a doorway with sidelights and an elliptical fanlight with tracery. The south bay of the 1st floor features paired one/one-sash windows with a segmental surround and topped by a jack arch. The porch has an undecorated, prominent entablature. The two bays of the 2nd story feature paired one/one-sash windows. The roofs of both the house itself and porch are of metal and a large, frame, hipped-roof dormer with three four/one-sash windows is located in the center of the main roof. A chimney is visible towards the south elevation and a small, one-story, hipped-roof addition with a large three-part bay window is attached to the south elevation, towards the rear of the building. An additional frame porch is attached to the rear of the house, flush with the north elevation.

Individual Resource Status: **Single Dwelling**

Individual Resource Status: **Garage**

Individual Resource Status: **Shed**

Contributing Total: 1

Contributing Total: 1

Non-Contributing Total: 1

876 Locust Avenue



TM/P: 51/96

DHR: 104-5144-0124

Primary Resource Information: Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th Century American Movement, 1927

August 2007: This two-story, three-bay, common-bond brick, hipped-roof version of an American Foursquare has fine details and was built in 1927 by T. M. Donnelley, the superintendent for the Ellioit Ice Co., Inc., and his wife, Jessie C. Donnelley. The entrance is located in the central bay and is shaded by a small, gabled portico that is approached by three shallow steps and supported by four narrow, battered Tuscan piers on brick plinths. The portico has a simple architrave and full pediment and the door has a single-light transom. Each of the four north and south bays of the west-facing elevation has paired six/one-sash windows with flat arches above, while the flat arches of the 2nd story extend around the entire house to create a cornice. The metal roof has a deep overhang and features a hipped-roof dormer with two casement windows in the center. A porch with similar details as that of the entrance portico is attached to the south elevation. A chimney is visible on the southern side of the building.

Individual Resource Status: **Single Dwelling**

Individual Resource Status: **Garage**

Contributing Total: 1

Contributing Total: 1

878 Locust Avenue



TM/P: 51/96

DHR: 104-5144-0125

Primary Resource Information: Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th Century American Movement, 1936

August 2007: Built in 1936 by C&O conductor W. T. Baugh and his wife, Mary E. Baugh, this two-story, two-bay, hipped-roof brick American Foursquare laid in common bond is raised on an exposed concrete foundation. It has a hipped-roof porch that stretches across the entire 1st floor of the west-facing facade and is supported by Tuscan columns and a simple entablature, is approached by four slate steps, and has a simple wooden balustrade. The entrance is located in the south bay and leads to the doorway, complete with sidelights and a flat arch. Both the north bay of the 1st floor and both of the bays of the 2nd floor feature pairs of one/one-sash windows with louvered shutters. A prominent hipped-roof dormer emerges out of the center of the asphalt shingle roof with a pair of three/one-sash windows. The roof is metal.

Individual Resource Status: **Single Dwelling**

Contributing Total: 1

Individual Resource Status: **Secondary Structure**

Contributing Total: 1

881 Locust Avenue



TM/P: 51/4

DHR: 104-5144-0126

Primary Resource Information: Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th Century American Movement, 1925

August 2007: Foreman R. W. Mitchell built this two-story, two-bay, brick American Foursquare laid in common bond in 1925. It has a hipped-roof porch that stretches across the entire 1st floor of the west-facing facade and is supported by freestanding and engaged Tuscan columns and a simple entablature and is approached by three concrete steps. The entrance is located in the north bay and leads to the doorway, complete with sidelights and a transom that has since been filled in. Both the south bay of the 1st floor and both of the bays of the 2nd floor feature pairs of three/one-sash windows. A prominent, hipped-roof dormer emerges out of the center of the asphalt shingle roof with a pair of small three/one-sash windows. A brick chimney is attached to the south elevation and a one-story addition extends the rear of the house.

Individual Resource Status: **Single Dwelling**

Individual Resource Status: **Garage**

Contributing Total: 1

Contributing Total: 1

883 Locust Avenue



TM/P: 51/3

DHR: 104-5144-0127

***Primary Resource Information:* Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th Century American Movement, 1928**

Primary Resource Information: Single Dwelling, Stories 2.00, Style: Other, 1928.

August 2007: A two-story, two-bay common-bond brick dwelling, this side-gabled house has a prominent entrance portico shading the door on the south bay of the east-facing facade. Superintendent Percy G. Harlow and his wife, Louise G. Harlow, constructed it in 1928. The gabled-roof entrance portico is supported by two freestanding and two engaged robust Tuscan columns and has a segmental shape to the pediment. The north bay of the 1st floor has paired six/one-sash windows with a flat arch above, while there are two six/one-sash windows arranged asymmetrically on the 2nd floor of the facade. The asphalt shingle-covered roof overhangs slightly and a chimney emerges roughly from its center. A frame addition with a balcony and balustrade above is attached to the north elevation.

***Individual Resource Status:* Single Dwelling**

***Contributing Total:* 1**

887 Locust Avenue



TM/P: 51/2

DHR: 104-5144-0128

Primary Resource Information: Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th Century American Movement, 1907

August 2007: One of the earlier houses north of Hazel Street on Locust Avenue, this two-story, two-bay frame, hipped-roof dwelling has a slightly projecting south bay with a flush cross gable and flush central cross gables on the north and south elevations. Mary V. Jones, a widow, built this house for herself and her grown, single children in 1907. A hipped-roof porch shades the 1st floor of the facade; is approached by one shallow concrete step; is supported by pairs of engaged and freestanding, slender Tuscan columns on wooden plinths and connected by a turned balustrade; and has a simple entablature with block modillions. The door is located in the north bay of the east-facing facade and has sidelights and a single-light transom, while the north bay of the 1st floor has a single two/two-sash window. Both of the bays of the 2nd story have single two/two-sash windows. Each of the gables continue the cornice of the rest of the house; has a boxed cornice with return; is filled in with wooden shingles laid side-by-side; and has a central, circular vignette. A brick chimney rises out of roughly the center of the house. The roofs of both the porch and the house itself are metal and a small, semi-hexagonal bay window is attached to the south elevation.

Individual Resource Status: **Single Dwelling**
Individual Resource Status: **Garage**

Contributing Total: 1
Contributing Total: 1