

# LANDMARK



# SURVEY

## IDENTIFICATION

Street Address: 104 12th Street, N.W.  
Map and Parcel: 10-55  
Census Track & Block: 2-302  
Present Owner: Bernard M. Caperton  
Address: 611 Preston Place  
Present Use: Rental Property (residence)  
Original Owner: John Vowles?  
Original Use: probably kitchen & servants quarters

## BASE DATA

Historic Name: Vowles House Kitchen  
Date/Period: c. 1839? and c. 1920's  
Style: Vernacular and Colonial Revival  
Height to Cornice:  
Height in Stories: 2, 1½  
Present Zoning: B-3  
Land Area (sq.ft.): 54' x 208' (11,232 sq. ft.)  
Assessed Value (land + imp.):

## ARCHITECTURAL DESCRIPTION

This building is in two sections: the older two-storey section with its gable end toward 12th Street, and the newer, 1½ storey section at right angles to it. The entrances to both sections are in the brick-walled courtyard in the resulting ell. The older section is a two-storey, three-bay, single-pile structure on a low foundation. Its steep slate gable roof has close eaves and verges. Brick is laid in seven-course American bond with corbelled cornice. There is one interior chimney centered on the north wall, serving one fireplace on the main level. Windows are double-sash, six-over-six light, with architrave trim. Most or all of those on the first level were probably added when the building was remodeled. Both side bays on the south side, toward the main house, appear to have been doors at one time. Triple four-light casement windows on the east end also are not original. The west wall, on the street, has always been blank. There is one room on the first level and two on the second. A two-flight open staircase with simple balustrade is located in the SE corner. The newer 1½ storey section faces west toward 12th Street. Brick is laid in seven-to-ten-course American bond with corbelled cornice. It has a very steep slate gable roof with close eaves and verges. There is a shed-roofed, slate walled dormer on each side with a six-light casement window whose wide, flat surrounds cover the entire face of the dormer. There are two tiny six-light casement windows in the gable end, on either side of the very small exterior end chimney. On the

## HISTORICAL DESCRIPTION

main level, there are double three-light casement windows on the west facade, a six-over-six double-sash window replacing a door on the north end, and a thermal window on the east side. Ten-light sidelights frame the ten-light French doors. There are two rooms on each level and communication with the older section at each level.

John Vowles purchased a half-acre lot "on the road leading from Charlottesville to the University" from James Dinsmore in 1823 (ACDB 23-342). He built one house (1111 West Main Street) before 1830. The adjoining house (1113 West Main Street) was probably built soon after the first one. The date 1839 was found on a brick on the inner face of a chimney. It has been assumed that the older section of the small brick building behind was built at the same time as the second house and was used as a kitchen with servants' quarters above. The brickwork, however, suggests a later date for it: the two main buildings have facades laid in Flemish bond and other sides in five-course American bond, while the brick in the outbuilding is laid in seven-course American bond, which

## GRAPHICS

did not come into general use until after the Civil War. The Sanborne Insurance Co. maps show it as a frame building in 1907 and brick in 1920, but that must be an error, as the building does appear to be nineteenth century. The building was completely remodeled for use as a residential cottage, and the wing was added, probably in the late 1920's. (The 1931 tax appraisal shows an unexplained increase in building value). The owner at that time was Margerite E. Burthe, daughter of Josephine Mallet who had purchased the property in 1909 (City DB 20-467, WB 3-235). The cottage later housed Red Gate Interiors, an interior decoration firm, for a number of years. The present owner purchased the property in 1969 and renovated it (DB 313-412). Additional Deed References: ACDB 37-243, 49-78, 69-804, 73-248; City WB 1-82, 13-474; City DB 18-149, 138-94, 223-448, 241-97, 277-361.

## SIGNIFICANCE

This building is believed to have been the kitchen and slave quarters for the houses at 1111 and 1113 West Main Street and with them forms an interesting early 19th century complex.

## CONDITIONS

Good

## SOURCES

City/County Records  
Bernard M. Caperton  
Sanborne Insurance Co. Maps, 1907 & 1920  
104 12th Street, N.W. unpublished U.Va. Studies in  
Vernacular Architecture report, Olga Barmine & Stephen Herr





VIRGINIA  
HISTORIC LANDMARKS COMMISSION

File no104-71  
Negative no(s). 5066 (24)

SURVEY FORM

Historic name <b>Vowels House Kitchen</b>		Common name	
County/Town/City <b>Charlottesville, Va.</b>			
Street address or route number <b>104 12 St. NW</b>			
USGS Quad <b>Charlottesville, East, Va</b>		Date or period <b>c. 1839?</b>	
Original owner		Architect/builder/craftsmen	
Original use			
Present owner		Source of name	
Present owner address		Source of date	
		Stories	
Present use <b>residence</b>		Foundation and wall const'n	
Acreage		Roof type	
State condition of structure and environs		<b>good</b>	
State potential threats to structure			
Note any archaeological interest			
Should be investigated for possible register potential?    yes ___    no <u>X</u>			
Architectural description (Note significant features of plan, structural system and interior and exterior decoration, taking care to point out aspects not visible or clear from photographs. Explain nature and period of all alterations and additions. List any outbuildings and their approximate ages, cemeteries, etc.)			
104: brick (7-course American bond). 2 story. steep slate, gable roof. 3 bay. Vernacular. c. 1839?. corbelled cornicework, architrave trim on windows. side entrance. 6/6DHS, central bay 2nd story has no window. 1 interior chimney. 1 addition built in 1920: it has 7- to 10-course American bond, is 1½ stories.			
Interior inspected?			
Historical significance (Chain of title; individuals, families, events, etc., associated with the property.)			
John Vowles purchased a half-acre lot "on the road leading from Charlottesville to the University" from James Dinsmore in 1823. It is assumed that the older section of the small brick building was used as the kitchen and servants' quarters above.			

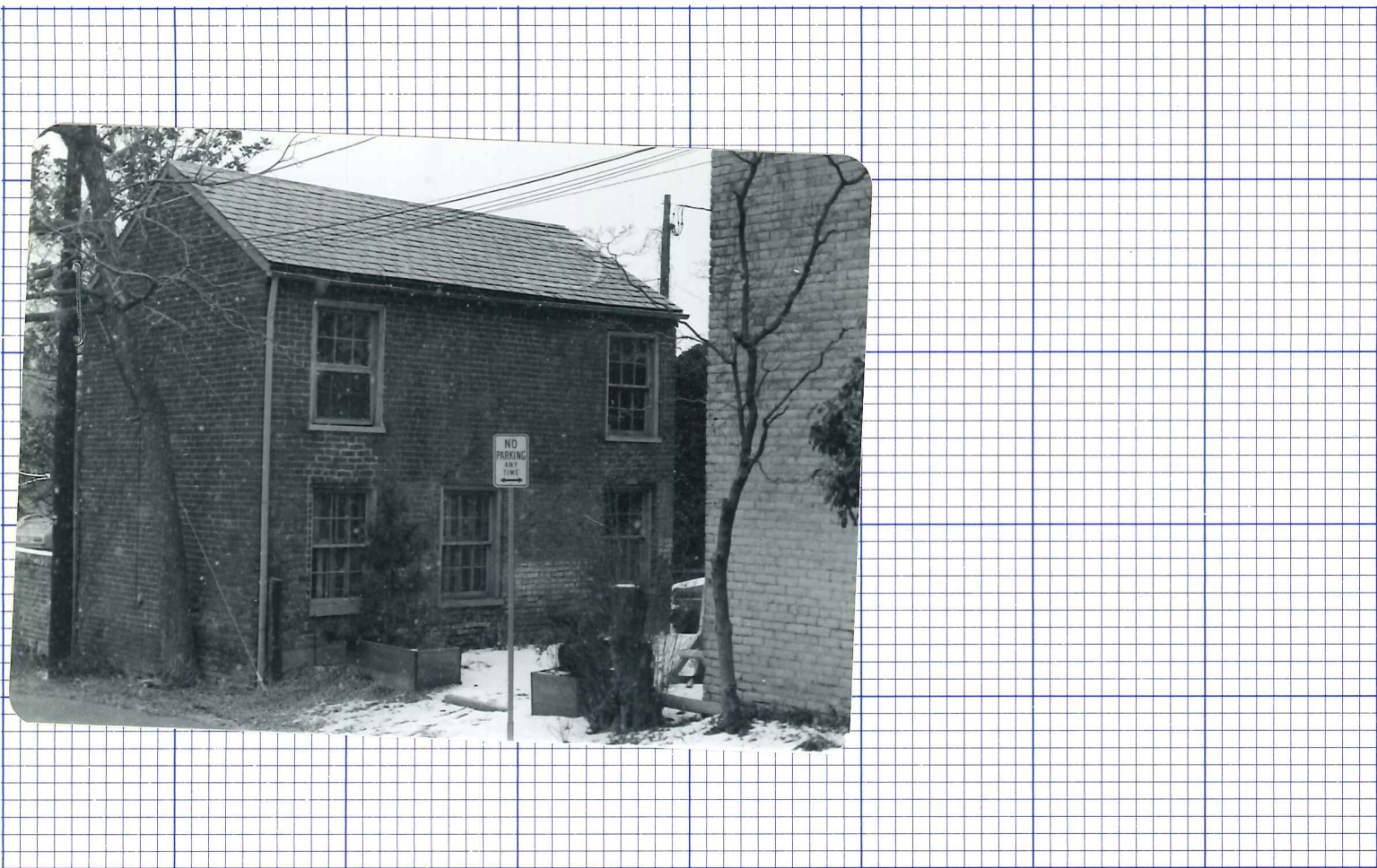


Sources and bibliography  
Published sources (Books, articles, etc., with bibliographic data.)

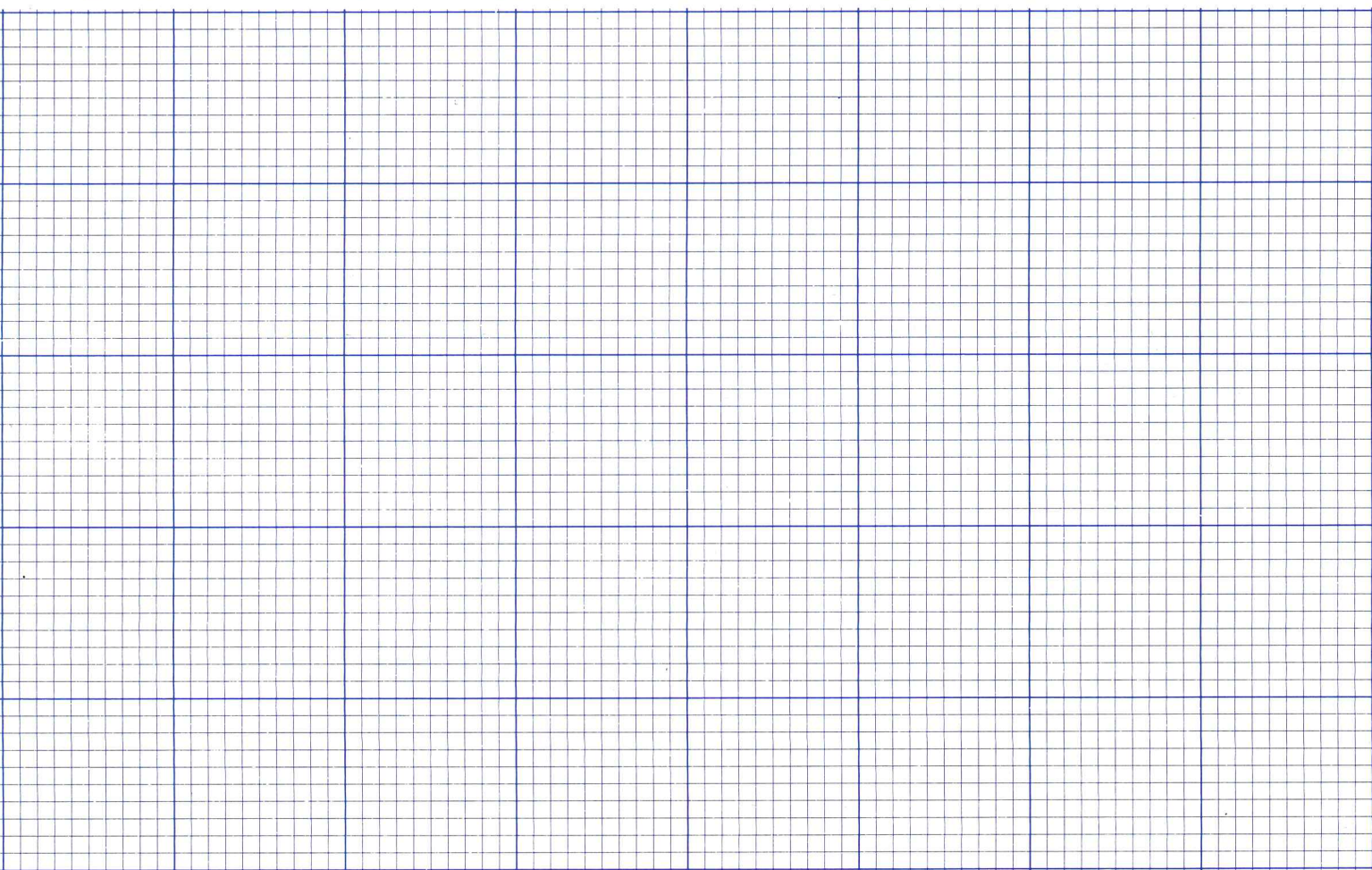
Primary sources (Manuscript documentary or graphic materials; give location.)

Names and addresses of persons interviewed

Plan (Indicate locations of rooms, doorways, windows, alterations, etc.)



Site plan (Locate and identify outbuildings, dependencies and significant topographical features.)



Name, address and title of recorder

Date

## STREET INVENTORY

Street name: 12th St. NW Block number(s): 100

Former name(s): \_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_ Date: \_\_\_\_\_

Type of street: ☒ residential; ☐ commercial; ☐ industrial  
☐ rural; ☐ alley; ☐ highway; ☒ other(explain)  
parking lotsNumber of lanes(total): 2 Center islands: ☐ yes ☒ noTraffic: ☐ 1-way ☒ 2-wayTraffic use: ☒ light ☐ medium ☐ heavyType of paving: ☒ asphalt; ☐ brick(pattern: \_\_\_\_\_)  
☐ stone(pattern: \_\_\_\_\_); ☐ concrete;  
☐ unpaved(dirt); ☐ unpaved(gravel); ☐ other(explain)Curbs: ☒ yes ☐ no on west onlyType of curb: ☒ concrete; ☐ granite; ☐ other(describe)Sidewalks: ☒ 1 side; ☐ both sides; ☐ none west sideType of sidewalks: ☐ asphalt; ☐ brick(pattern: \_\_\_\_\_)  
☐ stone(pattern: \_\_\_\_\_); ☒ concrete;  
☐ unpaved(dirt); ☐ unpaved(gravel); ☐ other(describe)Landscaping (public): ☐ tree-lined streets (type: \_\_\_\_\_;  
none ☐ one side, ☐ both sides); ☐ public shrubbery;  
☐ flowers; ☐ planters (describe)Landscaping(private): general comments on effects on streetscape:  
shrubs and small trees in the back yards of buildings facing  
other streetsTraffic controls: ☒ stop signs; ☐ signal lights; ☐ other  
Describe: one at southOn street parking: ☐ yes ☒ noBike paths: ☐ yes ☒ noAdditional comments:  
parking lot in center of west side is fronted by a metal  
pipe railing, opposite it on the east is a smaller  
parking lot with a wood post and rail fencefile: 104-71  
neg.: 5066-27

Inventoried by: J.Ab Gott, W.Kille, W.Martin

Date: February 1980



10-1-1941



and I have one of the  
pictures made

There is a small house on the left side of the street  
and a large house on the right side of the street  
and a small house on the right side of the street

10-1-1941  
10-1-1941



# LANDMARK



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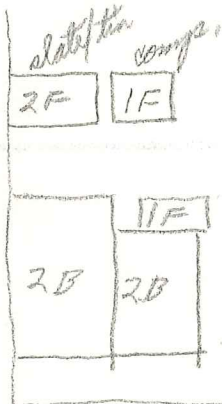
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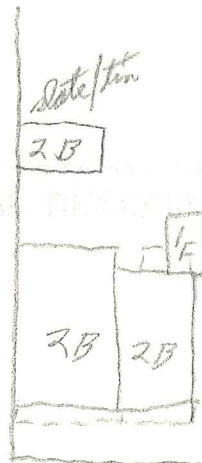
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 Date/Period: c1839? &  
 Style: Vernacular & Colonial Revival  
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 Height in Stories: 2 & 1/2  
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 Land Area (sq.ft.): 54x208  
 Assessed Value (land + imp.):

## ARCHITECTURAL DESCRIPTION

Caperton  
 1907



1920



## GRAPHICS

## CONDITIONS

Good

City/County Real SOURCES  
 Bernard M. Caperton



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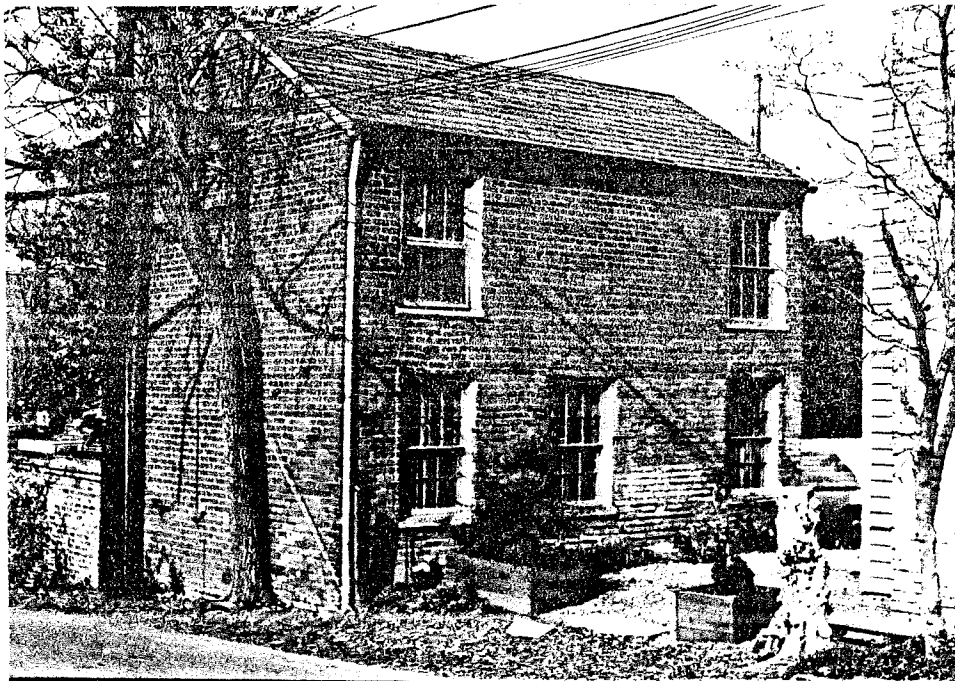
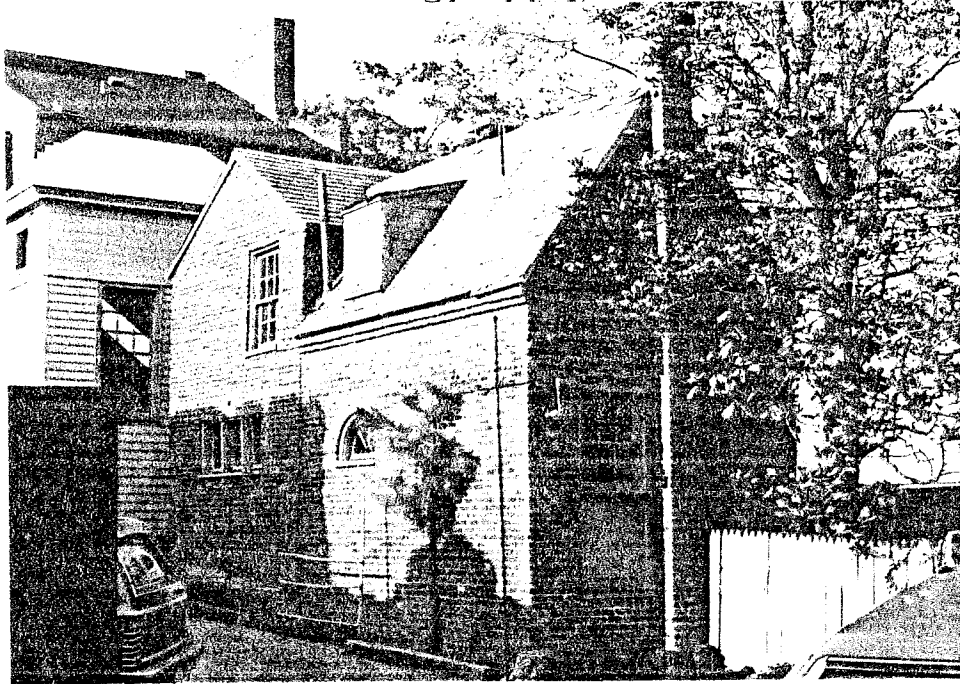
Good

## SOURCES

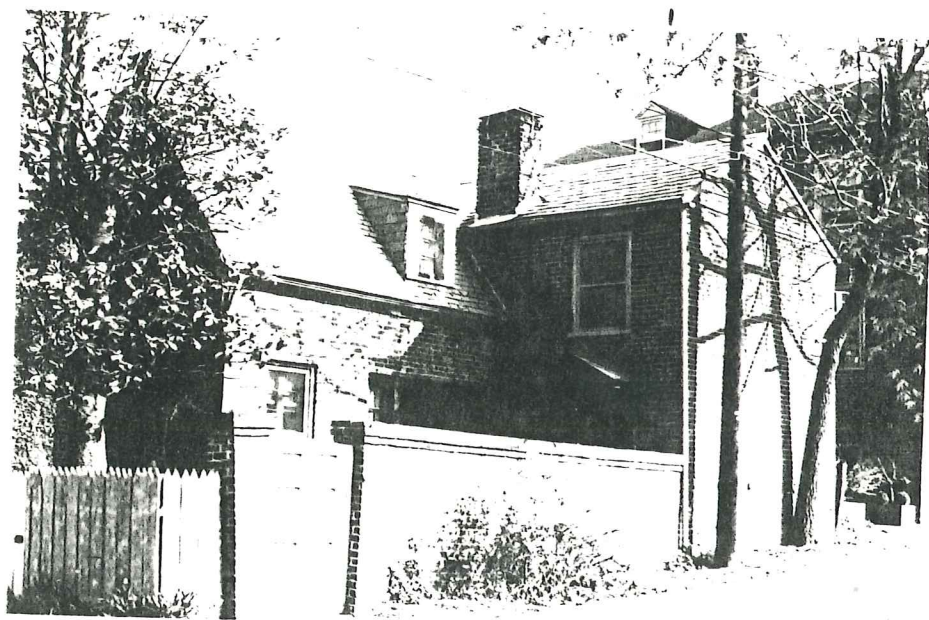
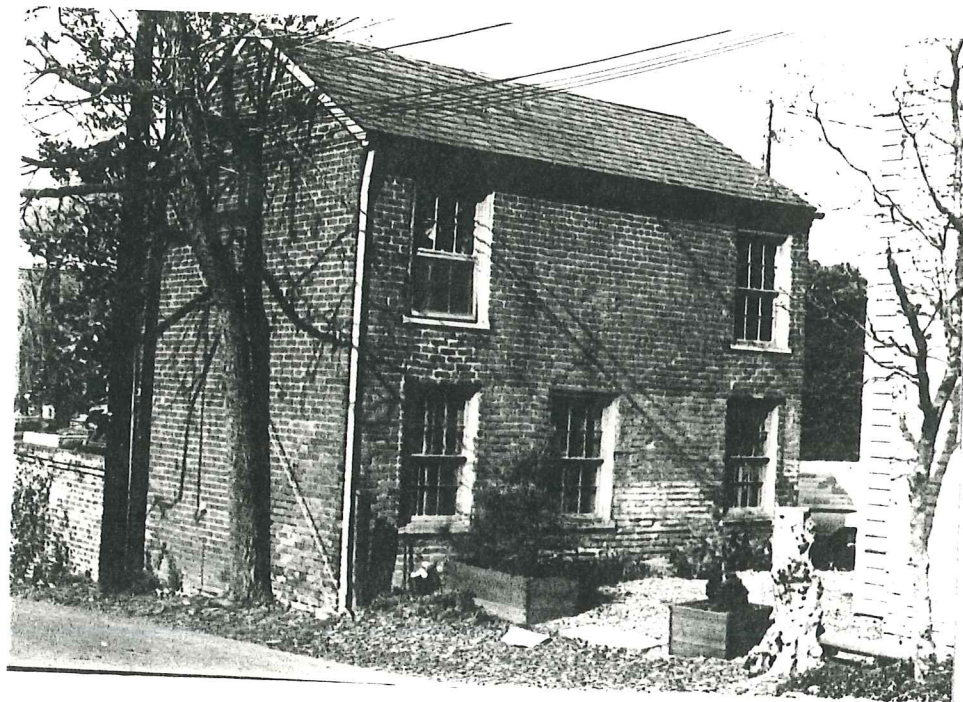
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*Architectural And Historic  
Survey*

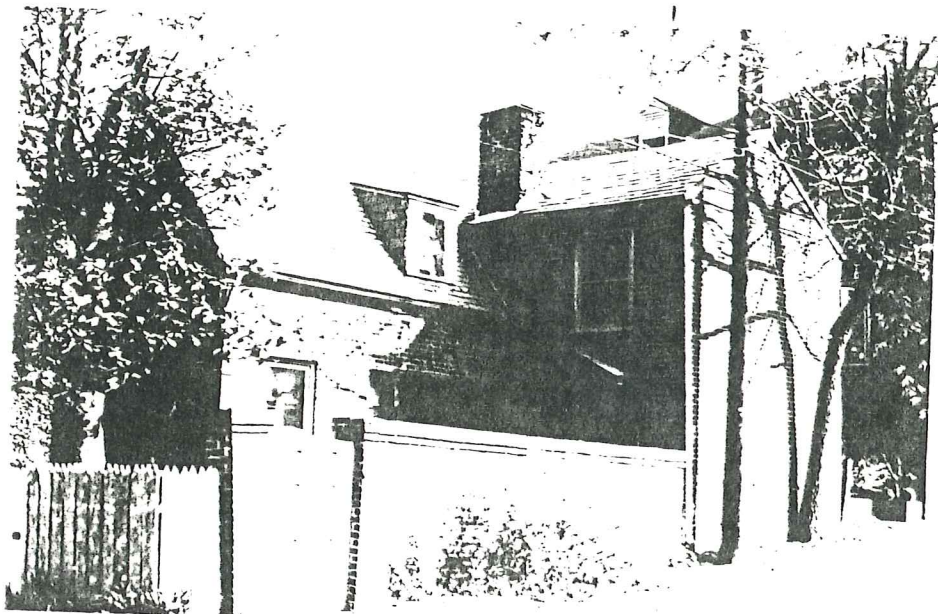
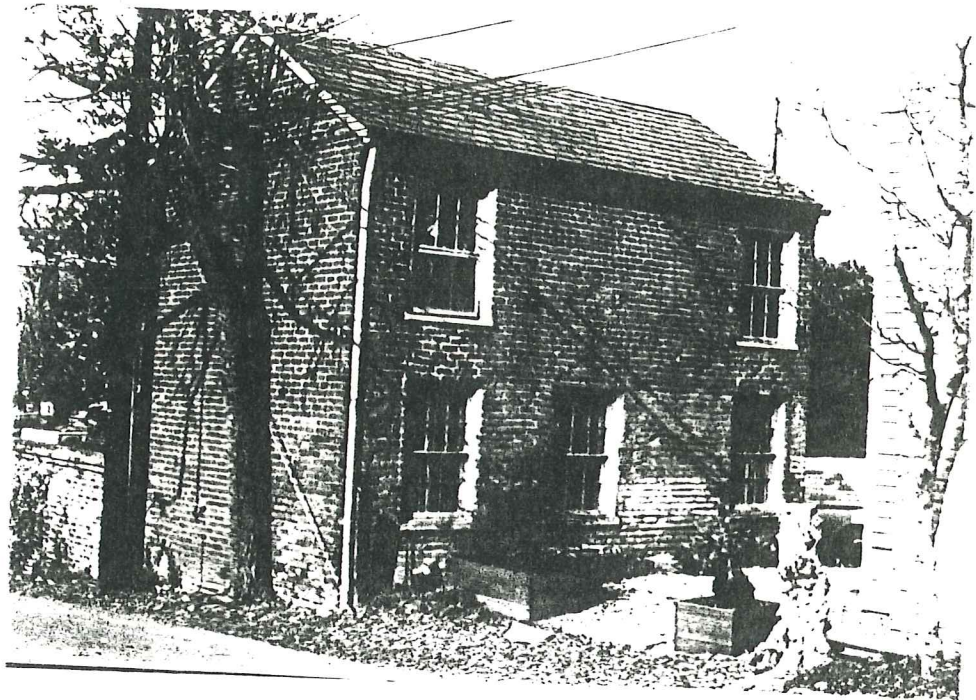


Xerox 1<sup>st</sup> Gen





Xerox 2nd Gen



~~1-50-2102~~

1111 - 1113 W. Main

10-55

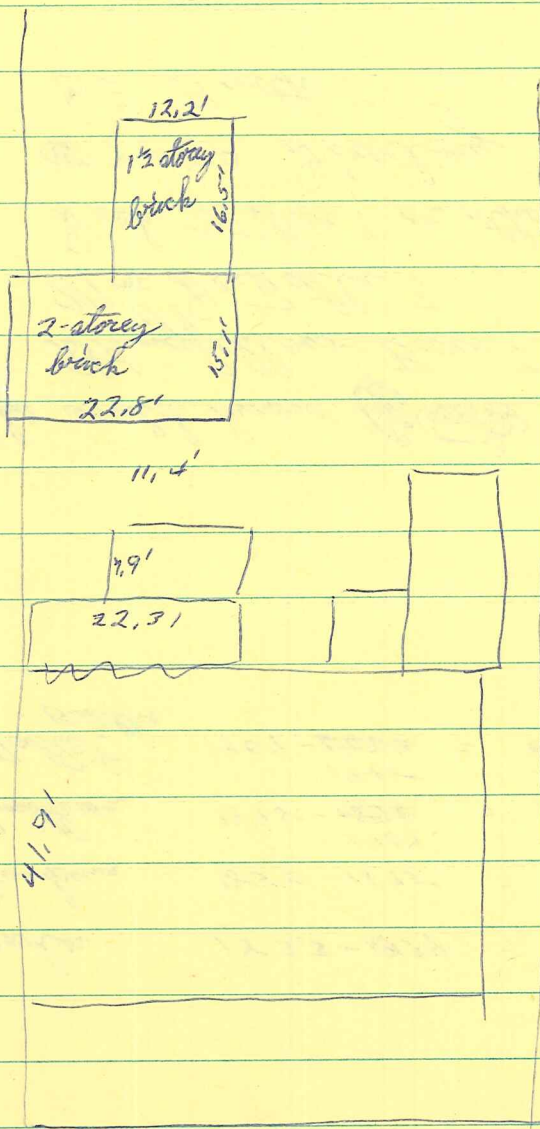
313-412	Bernard M. Raperton	12/16/69	91-323
WB13-474	Corinne M. Poole	12/1/69	
241-97	Nathan "	6/6/63	
223-448	Nancy B. Rodledge	12/29/60	
138-94		5/12/45	
	M E Brothe		

ARDB  
23-342

1810

built 1824

see file for diagram & plot plan  
1970 - remodeling





Vowles	1823-1839	= 16 yrs
Dunkum	1850-1875	= 25 "
Smithson	1878- <del>1878</del> 1907	= 29 "
Mallet	1907- <del>1922</del> 1948	= 39 "
- Brindle		

Who would know ~~of~~ ~~the~~ how much was done in 1920s?  
 Stringfellow Barr?  
 Mrs De Butts?  
 Dick Miller? or others on Westland?  
 YMCA Directory?  
 ME Brindle?

City Dir

1953	The Red Gate (interior decorators)	Hilton R. Brasty (was Thomas P)
1962	"	Adrian Red
1970	"	

Bernard Caperton

assumes 1839, same as 2nd bldg (dated brick <sup>in</sup> house)  
front part is old K & servants' qtrs, north added later  
arch students doing preservation study

Preston house - 1855-60 his deed transfers say a home built  
to before Preston

Mrs Lynn Hartman of Preston Court dpts

Charity Pitts brochure has a drawing that is best picture

Mrs Grasty (Red Gate Interiors) 3-7316

Mrs Emmett Gleason owned it when she was there

(Nancy G. Rutledge must have been Gleason daughter,  
owned 1948-1963)

Stringfellow Barr



104-12th St, Olga Barmin & Stephen Herr, 1975-

typical of early 19th cen outdoor kitchen

St & 2 main bldg among oldest standing in Chgo & typical of 1820s

Vander bought the 2 lots 1823 & 1830

sa <sup>1113</sup>  
1111 } built 1824

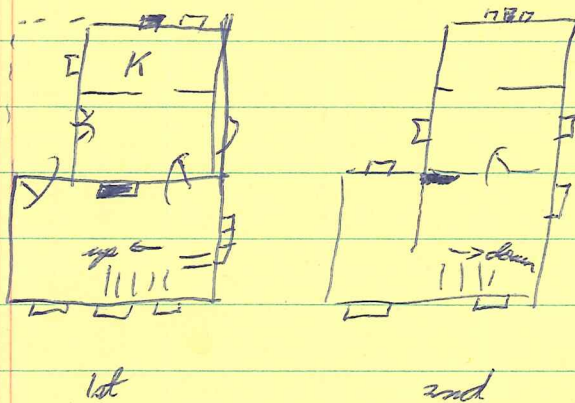
2nd house & outbldg unknown; Caperton found "1839" & "CRRB"  
on a brick on inner face of a chimney

guess: converted to residence c 1920s, prob for Stungfellow Park,  
" 1 wing added then too Wa prof

porch on north side of addition removed 1969

fan window

0 basement



mantel not orig, only 1 fireplace

double-flight stairs, open, simple balustrade & sq newel

no orig hardware

Both side windows south facade prob were door  
stairs c 1920, also north door  
all windows c 1920 (he wouldn't have had)  
window over door looks orig; prob servants quarters above  
garden wall c 1920



- ACDB 23-342. James Dinsmore → Vowles #150  
1823
- 29-56 John Dinsmore → Vowles, adj. Vowles's residence #163  
1830
- 37-243 Vowles → Michael Johnson #2800  
1839 "w/ bldgs"
- 49-78 Johnson → Mary E. Dunkum #3350  
1850
- 69-804 Dunkum → Daughter Wm Ficklin  
1875
- 73-248 Ficklin → Alexander M. Hamilton, trustee for Martha E. Smithson #3500  
1878 (da. of Wm. & Nancy Garland, wife of Wm Smithson)
- WB  
1-82 Martha E. Smithson → da. Ella Smithson, Maggie S. Avery,  
1896 Ely S. Paxton
- 18-149 Ella Smithson → Charles W. Kent  
1907
- 20-467 Kent → Josephine Mallet  
1909
- WB  
3-235 Mallet → da. Marguerite Estelle Brothe & Marie Andre Brothe  
1922
- 138-94 ME Brothe → Nancy B. Rutledge #42,000  
1948
- 241-97 Rutledge → Nathan Poole  
1963

19 277-361 Poole → D B Marshall & Wm. Massie Smith  
1966 deed of trust?

313-412 Marshall & Smith → Bernard Caperton  
1969 at auction



23-342  
7/1823

Dinsmore → Vowles  
#9

st bet #8 & #9, west of #9

208 1/2' X 99' ~~(S)~~

from corner N 13 E 208 1/2', S 77 E 99', S <sup>13</sup> W 208' to rd to U Va,  
w rd N 77 W 99'

29-86

Dinsmore → Vowles

12/2/1830

1/2 ac "adjoining lot & present residence of sd John Vowles  
bounded by Vowles on west, rd leading fr Ch' to Union on  
south, Mary Littleford M<sup>rs</sup> Middleton on east, Dinsmore on north  
#10 (no dimensions)

∴ orig lot was present depth & nearly twice as wide, 1830 addition  
made it still wider, maybe 200', which would have incl. Sears.  
Vowles' & ~~land~~ 2 lots were prob. re-divided into the 3  
on 1937 plat. 1896 Sanborn shows a wide (prob 54' + 70') lot  
w/ another house east of these townhouses, & 1871-1880 or '98 tax  
lists lot as 1 acre, ~~or maybe more~~ or maybe!

1824 + 2000 for imp

1840 + 500 " "

1857 + 900 " "

& also 1871 - 1400 unexplained - sold off a house & lot?

1889 4th 0

1890, '94, '96, '98 Mrs Martha E Smithson lot N. Main + 2000 = 25.00

1901 " " est III-III 800 + " = 2500

lot  $\therefore 700 + 0 = 700$

1905 RW Lancaster Jr 111-1113 " 800 + 2000 = 2800

1906  
11  
1500 + 2500 = 4000 for RA Lancaster, Jr

1908  $\frac{1}{2}$  Char W Kent 1111-1113 "  $1500 + 2500 = 4000$

1911, 13, 15 Mrs. Josephine Mellett 2 " " 2000 + " = 4500

1910 " + 3000 = 5000

1921, 22, 25 " 2500 + " = 5500

1926, 29, 30 " " + 3500 = 6000

1937 Bertha 20 + 4500 = 17000

1935, 36      "      2300 + " = 6800

1890-98 Smithsonian 500 + 2000 = 2500

1901-05 " est. *Lamar* 800 + " = 2800

1906-08 Lancaster, Kent 1500 + 2500 = 4000 (incl other lot?)

1911 - 1915 Mallett 2000 + 9 = 4500

$1916 \quad " \quad + 3000 = 5000$

$$1921-25 \quad " \quad 2500 \quad + \quad " \quad = 5500$$

1926-30 " " + 3500 = 6000

1931      Births      "      + 4500 = 7000

1935-36      "      2300 + " = 6800



# Summary

1824-1839	John Vowler	1/2 ac adj. line	"	+ 2000 = 2011	for James P. Simmore, \$ 2000 added for dwelling house
1840-1855	Michael Johnson / Mary Dunkum		150	+ 2500 = 2650	for John Vowler, \$ 500 added for ingots
1857-1870	Mrs Mary E. Dunkum		100	+ 3400 = 3500	\$ 900 added for ingots
1871-1882	" / Franklin / Hamilton / Smithson			+ 2000 = 3000	
1885-1895	Mrs Martha Smithson			" = 2500	
1901 <del>1891</del> -1905				" = 2800	
1906-				+ 2500 = 4000	

104 12th St

1888, 86,	<sup>\$5</sup> #2 town	Mrs Martha Smithson		+ 2000 = 2500	for A Hamilton, Tr
1882		A M Hamilton for "	1 ac line	" = 3000	
1880		"	"	"	Martha Smithson pays
1876		S W Franklin	"	"	for Mary E. Dunkum
1872, 71		Mrs Mary E. Dunkum	"	"	
1863		Mrs Mary E. Dunkum	1/2 ac line	+ 3400 = 3500	

1845 Michael Johnson  $\frac{1}{2}$  a well used, 1 m w ~~2500~~ + 2500 = 2650

31, 26, 24  
1836, 38, 39 John Vowles  $\frac{1}{2}$  a adj. Union + 2000 = 2011

1840 Michael Johnson " " + 2500 = 2650  
for John Vowles, \$500 added for imptr

1831 John Vowles " " + — <sup>John</sup> for Danmore

1824 " " " " + 2000 = 2011  
for Jas Danmore, \$2000 added for Dwelling House

104 12th St NW

1851 Mary E Dunkum  $\frac{1}{2}$  a near U Va, 1 m w + 2500 = 2650

1853 " " " " " "

1857 " " " " + 3400 = 2500 \$900 added for imptr

1859 " " " " + 3400 = 3500

~~1868~~

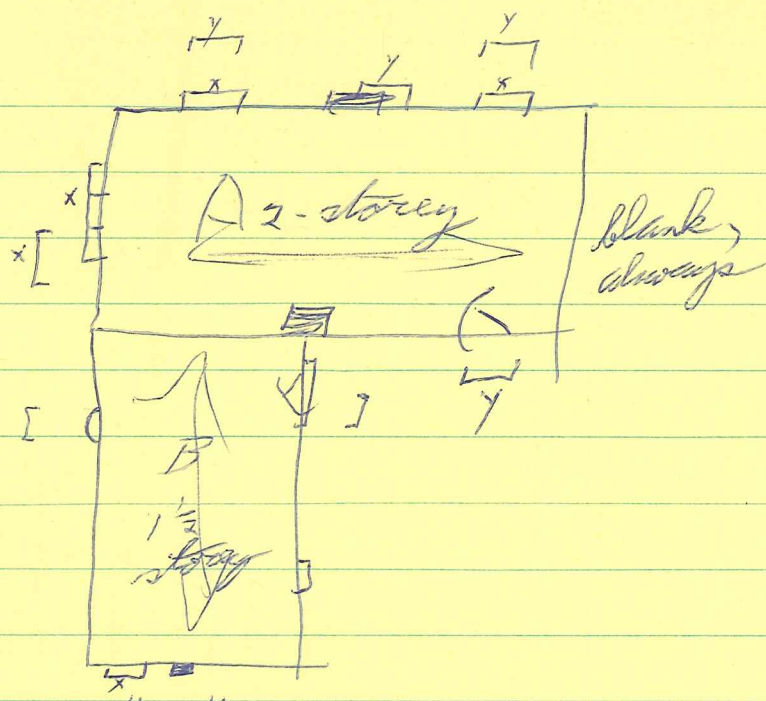
1868, 70 " " 80P " "

~~900~~ 900 + 2 (1250)

Kitchen prob. built 1856.

need 1871 - Did a bldg burn? why such a drop?





A 7c dm on east, 5 above 1st level windows (brick redder too)  
 west (no seam - 1st level perhaps covered?)

(near other houses 5-c dm)  
 mod steep slate gable roof, close verges, eaves,  
 corbelled cornice both sides

<sup>int</sup> chimney centred on N wall, corbelled top

6/6 windows, wooden sill, moulded surrounds  
 X narrower + better than Y  
 X windows also have been narrowed

3 4-l casement (were wider + 1 brick higher, no lower)

~~door~~ 15-l door has X surrounds

B 7-10 c dm bond, sloppy joints

very steep gable roof, slate, close eaves & verges, rebelled cornice

ting ext end chimney

low-pitched  
shed-roofed dormers, slate walls & roof, 6-light casement  
plain, <sup>flat</sup> board surrounds = ~~plain board~~ whole facade  
thermal window

ting 6-l casements w/ plain surrounds in gable end

N - 6/6 w/ wooden lintel & X moulding over panel  
- prob was a door

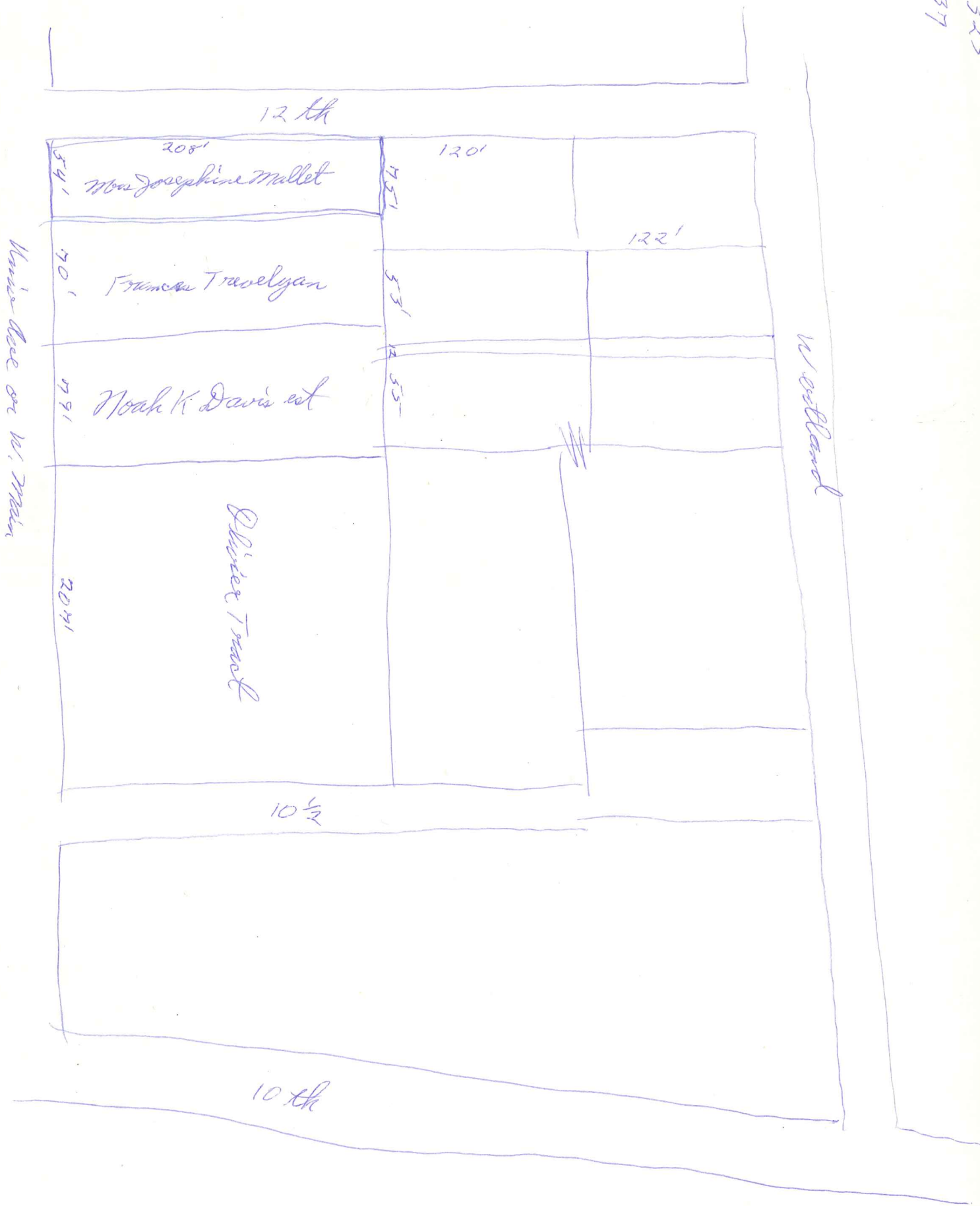
W - pr 3-l casement, X moulding

double doors w/ 10-l sidelights, no panels; X moulding  
10-l French

B ridge slightly lower; 1st level floors same height



91-323  
1937



Ward's Ace on W. Main

10-55



104 12th ST. N.W.  
(see also 1111-1113 W. Main)  
bldg. as kitchen + servants' quarters  
for #1111 W. Main - by c. 1830





owner: Bernard M. Caperton  
611 Preston Place

c. 1940