

# Architectural And Historic Survey



419

## Identification

**STREET ADDRESS:** 1200 Sixth Street, SE  
**MAP & PARCEL:** 27-96  
**CENSUS TRACT AND BLOCK:**  
**PRESENT ZONING:** R-2  
**ORIGINAL OWNER:** Nancy Goins  
**ORIGINAL USE:** Residence  
**PRESENT USE:** Residence  
**PRESENT OWNER:** Bernice A. Shifflett  
**ADDRESS:** 1200 Sixth Street, SE  
 Charlottesville

**HISTORIC NAME:** Nancy Goins House  
**DATE / PERIOD:** c. 1881-85, c. 1894-1910  
**STYLE:** Vernacular  
**HEIGHT (to cornice) OR STORIES:** 2 storeys  
**DIMENSIONS AND LAND AREA:** 70' x 467' (3/4 acre)  
**CONDITION:** Good  
**SURVEYOR:** Bibb  
**DATE OF SURVEY:** Winter 1982  
**SOURCES:** City/County Records  
 Bernice A. Shifflett  
 Sanborn Map Co. - 1920, 1929

## ARCHITECTURAL DESCRIPTION

The 2-storey, single-pile central block of this rambling vernacular house consists of an original 2-bay section with a slightly smaller one-bay side wing. Both sections are set on a low foundation and are covered by a single medium-pitched gable roof with exposed rafter ends. The roof was once covered with standing-seam metal, but is now covered with composition shingles. The original weatherboarding on the walls has been covered with asbestos shingles. The older south section is two bays wide and has wide double-sash, 6-over-6 light windows with narrow architrave trim, while the north section is one bay wide with narrower 2-over-2 light windows with plain trim. There is a large exterior end chimney with a cap and one set of weatherings at the south end of the house. It serves 2 fireplaces. There is a small capped interior end chimney at the north end of the house. Both chimneys have been stuccoed. A one-storey porch covers the facade of the south section. It has a medium-pitched hip roof covered with standing-seam metal, a plain frieze, and square posts without a balustrade. There is a small one-storey wing at the south end of the house. It has a matching gable roof and 1-over-1 light windows with plain trim. A one-storey shed-roofed addition, built in several stages, covers the rear elevation of the entire house. A single-flight stair, recently enclosed, in the oldest section gives access to the second storey. There is no central hall. A basement has been dug in recent years beneath the south half of the house.

## HISTORICAL DESCRIPTION

Nancy Goins purchased a 3-acre lot in 1881 (ACDB 78-185) and, according to tax records, built one or more small houses there before 1886. In 1894 she deeded the property to her two adopted children, John Wesley Goins and Jeanette Lillian Goins, reserving a life estate for herself (ACDB 101-282). They made several additions to the house before 1911, according to tax records. These probably included enlarging the central block and adding the one-storey side wing. Lessie Barnett bought the property in 1945 (City DB 121-126) and subdivided it. The walls were probably covered with asbestos shingles and the roof with composition shingles at that time. Stuart V. & Reva H. Jones bought this house in 1952 (DB 167-471) and sold it the next year to George B. & Bess A. Rush (DB 170-205), who sold it to William B. Dunn in 1961 (DB 228-280). He sold it to Bernice A. Shifflett in 1971, reserving a life estate in the cottage behind the main house (DB 326-19).

27-96 ✓

annexed 1916

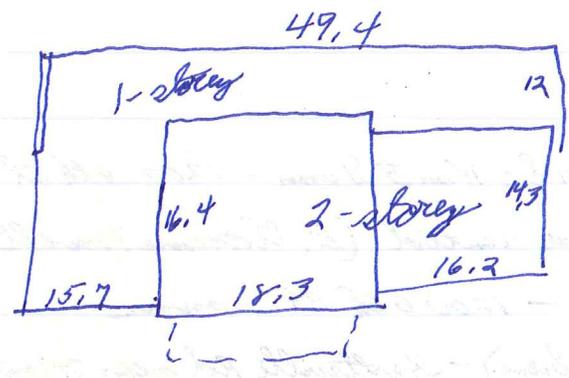
R-2

170 x ~~477~~  
463.2-471.5

1200 6th SE

326-19 228-280 326-19	same Bernice A. Shifflett	1941	\$4000	plat 167-474
	Wm B. Dunn	1961		"
170-205	Geo B & Bess A. Rook	1953		
167-471	Stuart V. Jones	1952		"
	Lassie Barnett Estes est			

14 x 2-5, 0 basement, 7 rooms, 1 b  
 concrete, old  
 ash shingle, corr shingle gable  
 1973 - re-roofed " " before & after



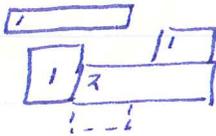
compare Sanborn maps

Nancy Boone home  
c. 1881-85,

- Sanborn maps 1896, 1907, 1920
- Mrs Dudley
- tax 1902-1913
- assessor re: old roof

Mrs. Shifflett

Mrs Dudley on Druid Ave says 700 yr old



1920 Sanborn

frame of slate or tin roof

no other bldg shown, but it is on fringe of map

1929<sup>57</sup> Sanborn

Rest of rear wing added bet. 1929 & 1957.

1881

1910 City Dir Bernice Shifflett n.l.; Wm B Dunn - 1200 6th St - also Mrs Clara L. Powell

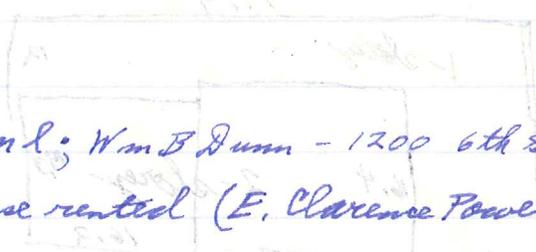
1962 " Dunn n.l., house rented (E. Clarence Powell)

1953 " Stanley S. Rush - 1200 6th St - owner

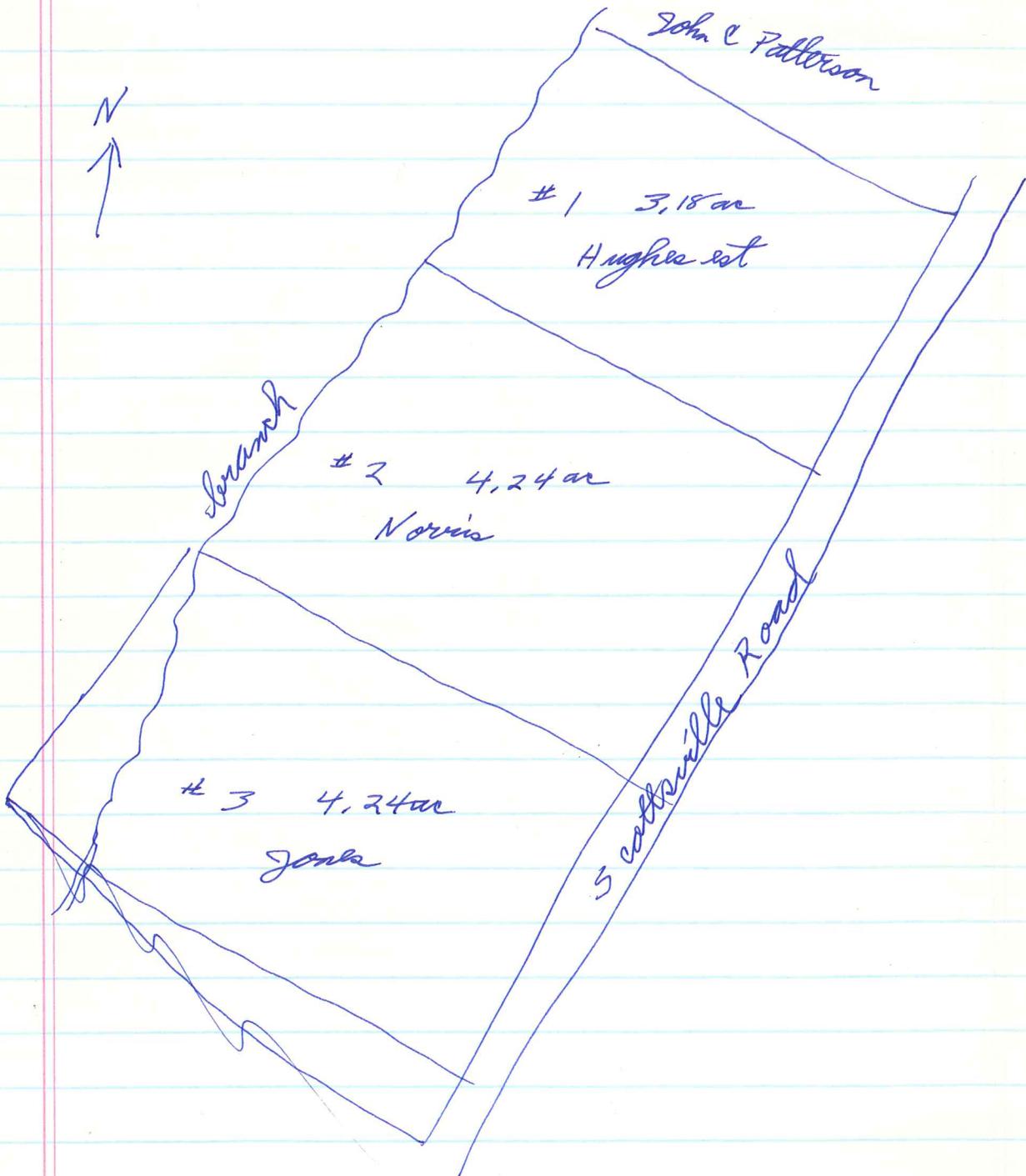
1910-11 " Nancy Goins (laundress) - Scottsville Rd near Montrose Ave - n.l. 1914-15

" " John W " (laborer) - " " " " 1914-15 - teacher

1914-15 " Jeannette L "



ACDB  
67-26  
1872



1200 6th St SE

<sup>v Emmett B</sup>

167-441 Louise Bennett, E etc → Stuart v Rosa H. Jones

10/25/1952 . 75 acre full imp't, 70' on 6th St x 471.5' on S side & 463.3' on N,  
see plat

part of 3.18 ac 121-126  
incl 70' x 100' lot sold to Wm H. Foster & taken back (157-155, 159-44)

121-126 EC Wimpfield v B J Wood, good comm; → Louise Bennett,  
7/18/1945 at auction # 10570

3.18 acres on west side E 2d Sutherland Rd, known as the

Nancy Brown property; see ACD 101-252

ACD 101-252, 4/14/1894, Nancy Brown (receiving life est)

→ Marceline Johnson (for her life) that → John Wesley

Brown & Jeanette & Allan Brown, for their lives, then →

any kin of JW Brown JR or their heirs

John Wesley Brown 2/1940

city DB 104-333, 6/15/1940, JW Brown's heirs → Louise Bennett

" " \_\_\_\_\_, 4/14/1941, 58 Browns → J P Rudley, for life est

" 11/9/1942 Rudley and Bennett & others

city DB 115-371, " 1/27/1944, Rudley → Bennett, his int in property

" 115-425, 12/1/1944, other heirs of JW Brown → Bennett

ACD Nancy Brown → her 3 adopted children

101-282

7/17/1894 same as ACD 75-185, 5/13/1881, fr John C. Hughes est

75-185

James B. Jones, exec of John C. Hughes est → Nancy Brown

5/13/1881

lot on W side Sutherland Rd near Chas; adjoining John C. Foster  
& others; 3.18 acres  
Joseph Norris, Grand

# 3570

ACWB  
29-496 <sup>514526</sup> will of John E. Hughes - written 11/1865, da. 2/1866

p. 517  
approximate of road estate  
" an undivided int of  $\frac{1}{2}$  in a vacant lot owned jointly of R.S. Jones & Joe Norris on road leading to Farnish's mill \$4853  
~~" an undiv int of  $\frac{1}{2}$  in 112-acre tract for RR in fields, here of Roebler 1873ae~~  
~~" undiv int in vacant lot on Park St... 1873ae~~  
~~130, 66~~

ACDB  
67-26 partition of tract near Ch's on road to Southville  
2/29/1872 to John E. Hughes et al - lot #1, 3, 15 acre  
to Robt Jones  
to Joe, Norris

City Directory

<del>1200 6th</del>	
1924	ms
1927	Jeanette (dom), John W (sanitar), Kate (student) home - 6th SE 1st St
1931	" (wife) " (porter) " - " " Southville Rd
1936	" - " (janitor) - " - " - 1200 6th
1940	" " " " " "

1200 5th St

John A. Hayes et  
Allye added

1882, 83 Nancy Boring 3,180a 1/2 m 5 318 + 0 = 318  
 1886, 89, 90 " " 336 + 300 = 636  
 1891 " " (N) 495 + " = 795  
 1896, 1901, 05 John C. Spawell Boring (N) " 495 + 350 = 845

1914, 11 John W. & Jennette Boring (N) 3,180a 398 + 800 = 1198  
 1918, 20 " " 400 + " = 1200

~~1920~~ ~~John W. & Jennette Boring (N)~~ ~~3,180a~~ ~~398~~ ~~+ 800~~ ~~= 1198~~

1921 " " 600 + 500 = 1100

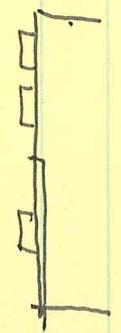
1906, 10 " " 398 + 450 = 848  
 1911 " " " + 800 = 1198

Summary:

1886-1890 336 + 300 = 636  
 1891 495 + " = 795  
 1896-1905 " + 350 = 845  
 1906-1910 398 + 450 = 848  
 1911-1914 " + 800 = 1198  
 1918-1920 400 + " = 1200  
 1921 600 + 500 = 1100

1896 & 1907 Samba  
 1902-1913 tax (1906, 1911 first)  
 1945-1953 tax

1200 6th St



2 eastern  
 2-story, single pile, ~~3 bay~~ (N bay wide)  
 windows ~~at~~ N half = 1 bay, 5 half = 2 bays, 1st half bay is  
 1-story addn 5 x near

~~low~~  
 low found

white oak shingles

low-met gable roof, corrug shingles, exposed rafters

1.5 porch ~~over~~ 5 frame; low high roof, <sup>35'4"</sup> corr shingles  
 pl finish, opt post on some pedicels, 2 bal, ~~low~~ <sup>front</sup> floor

S windows wide 6'6", masonry arch  
 N " " 2 1/2, pl trim

S ext end skin large, 1st stepped weathering, corr, all shingles  
 N int " " smaller, capped, shingled

two near shed-roofed addn

" 5 gable " "  
1/1 wood pl trim

1-R, formerly open, stair along N wall 5 room

5 fireplace, simple 1/2 mantel  
N - above

CB basement under 5 hall & 5 wing  
similar - warm floor joists

