

# Architectural And Historic Survey



## Identification

**STREET ADDRESS:** 1013 Sixth Street SE

**MAP & PARCEL:** 27-40

**CENSUS TRACT AND BLOCK:**

**PRESENT ZONING:** R-2

**ORIGINAL OWNER:** Mary Susan Reed

**ORIGINAL USE:** Residence

**PRESENT USE:** Rental Property (Residence)

**PRESENT OWNER:** Jonathan & Lillie Garrison

**ADDRESS:** White Hall  
Virginia 22987

**HISTORIC NAME:** Reed-Garrison House

**DATE / PERIOD:** 1875

**STYLE:** Vernacular

**HEIGHT (to cornice) OR STORIES:** 2 storeys

**DIMENSIONS AND LAND AREA:** 53.48' x 262' (14,012 sq. ft.)

**CONDITION:** Poor

**SURVEYOR:** Bibb

**DATE OF SURVEY:** Winter 1982

**SOURCES:** City/County Records

D. F. Garrison

Sanborn Map Co. - 1920, 1929

## ARCHITECTURAL DESCRIPTION

Virtually no original fabric remains visible in this mid-nineteenth century vernacular house. Set on a very low foundation, it is two storeys tall, three bays wide, and single pile. The weatherboarding has been covered with stucco. The house has a low-pitched hip roof with a boxed cornice. It was covered originally with wooden shingles, later with standing-seam metal, and now with composition shingles. There is some indication that the house might have been built in two stages: the chimneys do not match, and the bays on the facade are of unequal size. There is a brick exterior end chimney (stretcher bond) with one set of weatherings at the south end of the house. There is no cap, but the top of the chimney may have fallen. At the north end, there is a brick interior end chimney. Windows are double-sash, 2-over-2 light, with plain trim. Those at the second level of the facade are now covered with a sort of wooden Chinese Chippendale grill, and those at the first level have been replaced with short tripartite windows. There is a one-storey shed-roofed entrance porch with new posts and a concrete floor. A one-storey gable-roofed kitched wing covers the center bay of the rear elevation. A shed-roofed porch along its north side has been enclosed. The fireplaces have been boxed in, and the second storey has been closed off and the stair removed.

## HISTORICAL DESCRIPTION

Mary Susan Reed purchased this lot in 1875 (ACDB 69-837) and built a house there the same year, according to tax records. The house has had many owners and has usually been used as rental property. D. L. Smith and W. R. Burnley bought it in 1888 (ACDB 89-459), J. W. Morris in 1902 (ACDB 122-320), E. L. Bailey in 1905 (ACDB 130-189), and Ada Dunwald in 1905 (ACDB 130-208). Tax records suggest that additions were made to the house c. 1911-1917. Mrs. Dunwald willed it to William Miller (City WB 2-369), who sold it to Andrew C. Carroll in 1923 (City DB 45-45). The original wooden shingles on the roof were replaced with standing-seam metal in the 1920's. Carroll's heirs sold it in 1941 to Lillie E. Brown (WB 4-338, DB 109-44). Jonathan D. & Lillie V. Garrison bought the house from Mrs. Brown's estate in 1948 (WB 6-111; DB 137-197, 141-466). They replaced the standing seam metal on the roof with composition shingles in 1966, and it was probably also they who stuccoed the walls sometime before that.

D F Garrison  
~~223-5252~~

\*  
His parents own it  
belonged to ~~Miss~~ Lillie & John Brown, in family

how old is house?

40-45 yrs = rough guess - He's 51  
doesn't think it's as old as I do (c 100 yrs)

how long have they owned it?

buy or inherit?

changes - addn

stucco - Mrs Brown

~~old~~ old old lady - doesn't know - apparently they  
bought it from the estate of a relative one year after  
her death - ~~suggested I call Lillie~~

1910-11, '14-15 City Dir Ada Dunwald n l

1970 City Dir Minnie Ball (waitress) - 1013 6th St - owns

1962 " Dick Garrison (DC Dame Studio) " - not own  
Charles E.

1953 " Davis (mech. Fielding's) & Viola L Garrison - 1013 6th St - own

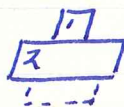
1962, <sup>70</sup> Crozet

John &/or Lillie Brown n l 1953

all seem to be in Crozet section of 1981 telephone directory

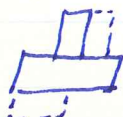
1981 Debbie Miller (reg name uva) - no phone

1920 Sanborn



frame of shingle roof

1929-57 "



~~frame~~ roof not wooden shingled

27-40 ✓ annexed 1916

R-2  
53.48 x 262

1013 6th SE

Jonathan D & Lillie Garrison  
Whitehall

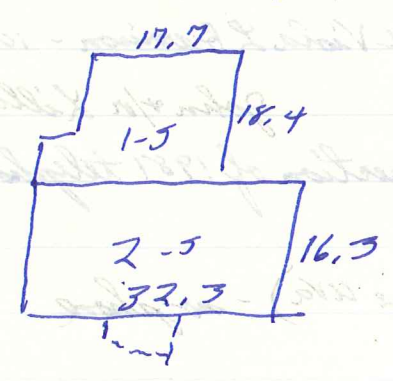
1-fam

142-5, 0 basement, 6 rooms, 1 b  
conc blk found, stucco, <sup>wood siding</sup> comp shingle gable  
fireplaces not usable  
old, cheap constr.

1966 - new roof - was metal

1964 - bath

1961 - int. alterations & gen. repairs



- Garrison House

Danwald 1905-1922 = 17 yr  
Carroll 1923-1941 = 18.  
Garrison 1948-1982 = 34 yr

City

WB 6-111

will of Lillie Almira Brown, written 1942, <sup>dec 12/1/47</sup> ~~prob~~  
 husb John Brown  
 (6 chn do not incl Lillie Brownson)  
 son Floyd Batten exec

DB

141-466

deed of conversion

12/3/1948

Floyd Batten, exec Lillie Almira Brown est → Johnathan  
 Lillie Viola Brownson Jonathan Davis &

John Brown dec 12/15/47

DB 137-197, 4/2/48 - failed to mention death of John Brown  
 lot on Old Scottsville Rd (now known as 6th St), 53' x

see plat 109-45

same on 109-44

109-44

11/18/1941

EL & Nannie N Carroll, & J Payne Nora C Carroll → Lillie E Brown  
 on Old 5 Rd (6th St) west side

part of 45-45

willed to EL &amp; J Payne Carroll by Andrew C Carroll,

dec 1938 (WB 4-338)

plat shows Carrolls own lot south of this, Bailey north~~WB 4-338~~

45-45

9/4/1933

Wm &amp; Minnie Miller → Andrew C. Carroll \$3000

tract of bldgs & other improvements on west side Scottsville Rd  
 same as conveyed to Ada & Unwold by following deeds fr EL Bailey:

ACDB 130-208, 4/19/1905

" 145-267 4/4/1911

of J C Patterson line fr Scottsville Rd 39.4 p to branch, w/ branch  
 22.64 p NE, 65.68 p to road, along rd 21.84 p SW  
 5 1/20 acre

Ada & Unwold willed to Wm Miller (dec 1922 - WB 2-~~367~~ 369)

WB  
2-369 will of Ada Dunwald written 1921  
everything to Wm Miller of Richmond

ACDB Ernest L Bailey (5) → Ada Dunwald \$1400  
145-267 tract of bldgs & other impts on west side Scottsville Rd  
4/4/1911 same 2/16/1911 for ~~Ernest~~ WR Burnley  
w/ J C Patterson line ....  
5 1/20 acre, except 1/4 acre off NE corner since sold to John  
Edmonds by J W Payne exr, 40' on road, back to branch

145-266 WR Burnley & D L Smith → E L Bailey \$1240  
2/16/1911 10/25/1886 <sup>ACDB 87-244</sup> Wm J Ficklin → WR Burnley, D L Smith, & CH  
Burnley 5 1/20 acre, less 1/4 acre, on Scottsville Rd;  
w/ J C Patterson ....  
NE NE corner → Mary Susan Reet  
8/8/1902 134-465 CH Burnley → WR Burnley & D L Smith

87-244 Wm J & Mary L Ficklin → WR Burnley, D L Smith, & CH Burnley  
10/25/1886 tract of bldgs & impts  
same as 72-97, 6/13/1877, John Edmonds → Rice W Bailey  
78-394, 8/16/1881, Bailey → Ficklin  
part of 68-527, 3/31/1874, exr J W Payne → Edmonds  
67-445, 11/16/1873, exr commr → Payne  
w/ J C Patterson line ....  
5 1/20 ac

130-189 J W Morris (5) → E L Bailey \$500  
4/6/1905 40' lot on Scottsville Rd, 1/4 acre

ACDB EL Bailey (s) → Ada Annwald \$500  
130-208 40', 1/4-acre lot on right side Scottville Rd  
4/19/1905 same as 122-320

122-320 O L & Willie M Smith, & W R Burnley → J W Morris \$300  
3/4/1902 1/4-acre lot  
same as 89-459

89-459 Mary Susan Reed of DE → O L Smith & W R Burnley \$500  
4/11/1888 1/4-acre lot  
same as 69-837

69-837 John Edmonds → Mary Susan Reed \$100  
10/9/1875 1/4 acre, 40', bet John C Patterson & Ned Bibbons  
~~part of lot corner nearest ch' of lot for W. Payne at~~  
bet Burnley & Smith & Ned Bibbons

67-445 Egbert R Watson, comm in Chancery case of Thos R Bailey's  
11/16/1872 Exr of Bailey et al → J W Payne \$825  
lot on Scottville Rd bet Patterson &  
5 1/20 acres  
part of Alexander Barrett's property, sold to Preble,  
to Bailey  
part of Bailey's Lot 11: He sold whole Lot 11 in lifetime to  
John H Wells who didn't finish paying (59-431, 3/25/1861)  
11/3/1863 Wells sold this 5 1/20 acres to D W Patton - 60-276  
Wells later sold rest to Sam Coing & Frank Walker

60-276 John H & A E Wells → D M Pattie \$2,500  
~~5/11/1861~~ 5 1/2 acres bounded by T R Bailey (on N), S W Franklin  
 11/30/1863 (on E), J E Patterson (on S), & others  
 plat p 225

59-431 Thor R & Ann E Bailey → John H Wells \$1325  
 3/25/1861 10 acres

### City Directory

1013 6th  
 1936 Char E Workman  
 1940 John H Harlow  
 1945, 47-48 John M & Lillie Brown  
 1950 Davis J<sup>Willa</sup> Garrison (merch. Falding's) - nl 1947

1013 6th

1863	John H Wells	10 ac $\frac{1}{4}$ m S	+0 = 800
1873	Joe W Payne	5 ac	+0 = 500 fr Wells
1876	John Edmonds	5 ac	+0 = 500 off $\frac{1}{4}$ ac $\rightarrow$ Susan Reed
"	Mrs M. Reid	$\frac{1}{4}$ ac	+ 300 = 400 fr John Edmonds, \$300 impt added
1897	Burnley, Smith <del>Payne</del>	$\frac{1}{4}$ ac	100 + 400 = 500
1901	" "	"	" + 300 = 400
1906, 10, 11	Ada Dunwald	"	" + 150 = 250 fr J W Marvin
1916	" "	"	50 + 310 = 360 <del>200 + 50 = 250</del>

### summary

1876	Reid	$\frac{1}{4}$ ac	100 + 300 = 400	\$300 impt added
1897	Burnley & Smith	"	" + 400 = 500	
1901	" "	"	" + 300 = 400	
1906-1911	Dunwald	"	" + 150 = 250	
1916	"	"	50 + 310 = 360 *	
1919-1920	"	"	" + 450 = 500 ?	
1921-1923	"	"	200 + 400 = 600	
1924	Carroll	5 $\frac{1}{2}$ ac	1200 + " = 1600	
1943	Brown		100 + 400 = 500	

5.05  
- .25  
4.80

1013 6th SW

~~1918~~

1918, 20	Ada Dunwald	$4\frac{4}{5}$ acres	<sup>W side</sup> <sup>5th St</sup> <sup>RD</sup>	$500 + 0 = 500$	1916 $4\frac{4}{5}$
" "	" "	$2\frac{7}{8}$ "	" "	$50 + 450 = 500$	
" "	" "	$\frac{1}{4}$ "	" "	$300 + 800 = 1100$	$2\frac{7}{8}$
" "	" "	$\frac{3}{8}$ "	" "	$80 + 200 = 280$	$\frac{3}{8}$
" "	" "	$\frac{1}{5}$ "	" "	$40 + 200 = 240$	$\frac{1}{5}$

1921 <del>1920</del> , 23, 24	" "	$2\frac{7}{8}$		$900 + 800 = 1700$	
" "	" "	$\frac{1}{4}$		$200 + 400 = 600$	
" "	" "	$\frac{3}{8}$ (3 homes)		$200 + 600 = 800$	
" "	" "	$\frac{1}{5}$ (1 home)		$100 + 200 = 300$	
" , 23	" "	$4\frac{4}{5}$		$1000 + 0 = 1000$	

1923, 24	Wm Miller				
1924	Andrew C. Carroll	$5\frac{1}{2}$ ac	<sup>West side</sup> <sup>5th St</sup> <sup>RD</sup>	$1200 + 400 = 1600$	for Dunwald W. Miller

1942	EL & J P Carroll	5 ac	<sup>West side</sup> <sup>5th St</sup> <sup>RD</sup>	$1000 + 0 = 1000$	lot -> Lillie E Brown
"	Lillie E Brown				
1943	" "	$53 \times 270$	" "	$100 + 400 = 500$	

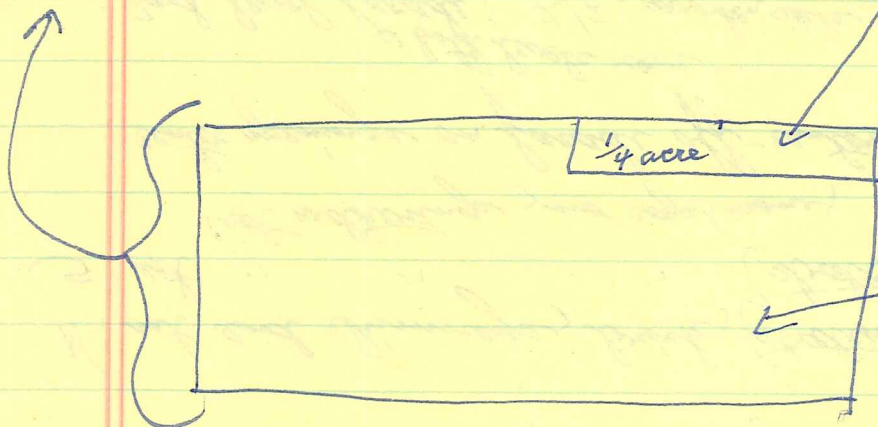
103 cent rear wing w/ end N porch (shed roof)  
~~at~~ <sup>low</sup> found gable roof, ~~at~~ comp. shingle, boxed cornice  
 blue  
 back door in <sup>end</sup> porch matches  
 shed roofed SW corner, l-s, bath?

fireplaces boxed in w/ paneling  
 stair removed; 2nd storey closed

1872 → Payne

1874 Payne est → Edmonds

1875 Edmonds → Reed \$100  
 1888 Reed → Smith & Burnley \$500  
 1902 Smith & Burnley → Morris \$300  
 1905 Bailey → Dunwald \$500



1877 Edmonds → Bailey  
 1881 Bailey → Franklin  
 1886 Franklin → Burnley  
 1911 Smith & Burnley → Bailey \$1240  
 " Bailey → Dunwald \$1400

5.05 ac  
 - .25 "  
 4.80 "

D F Garrison, City

1013 6th St

2-storey, 3-bay, single pile ~ Va I-house  
low found

stuccoed

~~low~~ <sup>comp</sup> ~~nearby flat~~ hip roof, ~~asb~~ shingles, mod eaves, boxed cornice

N int end chimneys, brick, (stretcher)  
S ext " " " (stretcher) on conc base,  
1 set weltheungs, no capstone

center openings on facade off-center to left

<sup>on both levels rear</sup>  
2nd level facade: 2/2, wooden sills, plain trim,  
now covered w/ wooden thin chip grill

1st level facade: band of short windows, tripartite,  
sq fixed sash flanked by ~~sq~~ <sup>also fixed</sup>; plain trim elem.  
no end windows

1-storey, shed-roofed ext porch, new posts, conc floor ground level

ext door center bay: 2 panel / 2 l / 2 panel, arch trim

City DB 109-45  
Carroll → Brown  
1941

