

Architectural And Historic Survey



Identification

STREET ADDRESS: 1025 Locust Avenue
 MAP & PARCEL: 48-58
 CENSUS TRACT AND BLOCK: 9-108
 PRESENT ZONING: R-2
 ORIGINAL OWNER: Locust Grove Investment Company
 ORIGINAL USE: Residence
 PRESENT USE: Residence
 PRESENT OWNER: Robert M. McLeod
 ADDRESS: 1025 Locust Avenue
 Charlottesville, VA

HISTORIC NAME:
 DATE / PERIOD: c. 1894-95, 1908
 STYLE: Victorian
 HEIGHT (to cornice) OR STORIES: 2 storeys
 DIMENSIONS AND LAND AREA: 130' x 250' (32,500 sq. ft.)
 CONDITION: Fair
 SURVEYOR: Bibb
 DATE OF SURVEY: Spring 1980
 SOURCES: City/County Records

ARCHITECTURAL DESCRIPTION

This rambling two-storey house has the irregular massing and pyramidal tower roof typical of the Queen Anne style. Unfortunately its weatherboarded walls have been covered with asbestos shingles. It is set on a rather high brick foundation. The facade is three bays wide with a semi-octagonal projecting side bay, and there is a projecting pavillion on the south side, a two-storey rear wing, and a complex partially enclosed back porch. It has a truncated bellcast hip roof covered with standing-seam metal, now painted black, with projecting eaves and boxed cornice with small brackets. There is a bellcast gable over the semi-octagonal projecting pavillion on the south side with an attic casement window with diamond-shaped lights. The customary brackets supporting the overhanging corners of the roof are missing. The main focal point of the house is an octagonal pyramidal roof with metal finial above the semi-octagonal projecting bay at the north end of the facade. Two interior capped chimneys serve six fireplaces (all closed). A one-storey veranda covers the entire facade, including the projecting bay, and continues around the south side to a side entrance in the projecting pavillion. It has a low-pitched hip roof covered with standing-seam metal. Fluted Doric columns support an entablature with modillions and dentil moulding. Windows are double-sash, 2-over 1 light, with plain trim and green louvered shutters. They are the same height at both levels. Those at the first level of the facade are triple-sash, 1-over-1-over 1 light. There are 1-light casement windows at the basement level. The two-storey, one-bay rear wing has a low-pitched gable roof and boxed cornice with returns. A partially enclosed one-storey back porch along its north side has Eastlake posts and spindle frieze. Most of the two-storey back porch covering the rest of the central block has been enclosed. This a very shallow vestibule with paired interior doors matching the exterior entrance doors in the center bay of the facade. The floor plan is irregular. A two-flight open well stair rises from the stair hall in the NW corner of the house. Several stone gate posts remain in the yard, probably built with stone from an old wall just south of this lot.

HISTORICAL DESCRIPTION

The Locust Grove Investment Company, which purchased and subdivided the large Locust Grove estate (ACDB 98-341), built several houses there in 1894 and 1895. R. H. Rawlings was awarded this house when the company divided its real estate among the stockholders in 1903 (ACDB 125-305 and 310). W. J. Parr bought it from Rawling's heirs in 1907 (ACDB 136-428) and made additions in 1908 and 1910, some of which may have been dependencies which are no longer standing. F. M. Huyett bought the house from the Parr's heirs in 1919 and sold it immediately to Sallie M. Gay (City DB 33-207 and 210). Her widower W. J. Gay sold it in 1923 to G. Stuart Hamm (DB 72-65) who owned it for 15 years. There were four owners between 1938 and 1944 (DB 94-377, 98-472, 110-141, 112-45). John H. and Margaret S. Barnes bought the house in 1944 (DB 117-344) and lived there for 36 years. They covered walls with asbestos shingles. Mr. Barnes died in 1979 and Mrs. Barnes is selling the house. The new owners plan to renovate the house and convert two rooms into a small rental unit, replacing one triple-sash window with a door with one large light.

SIGNIFICANCE

This rambling Queen Anne style house was one of the first houses built in the Locust Grove subdivision and is an integral part of the fabric of the area.

LANDMARK



SURVEY

IDENTIFICATION

Street Address: *1025 Locust Ave*
 Map and Parcel: *48-58*
 Census Tract & Block:
 Present Owner: *John H & Marg. S. Barnes*
 Address: *same*
 Present Use: *Residence*
 Original Owner: *L.B.I.G.*
 Original Use: *rental property?*

BASE DATA

Historic Name: *Parr-Barnes House*
 Date/Period: *Bauhaus-Parr-Barnes*
 Style: *1894-95, 1908*
 Height to Cornice:
 Height in Stories: *2*
 Present Zoning: *R-2*
 Land Area (sq.ft.): *100 x 250*
 Assessed Value (land + imp.):

ARCHITECTURAL DESCRIPTION

HISTORICAL DESCRIPTION

GRAPHICS

CONDITIONS

SOURCES

Hobbs, M. & Judy M. - 1024 Locust Ave

1025 Locust Ave

✓

117-344 John H. & Mary S. Barnes
NW 8. Rifflett

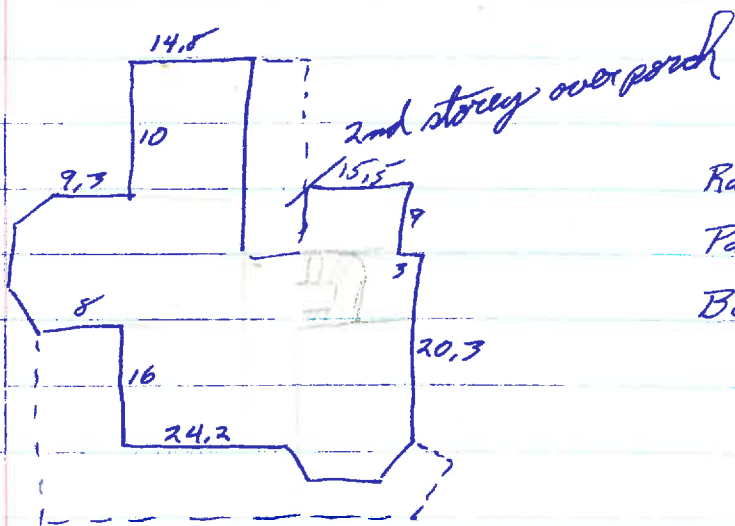
plat ACDB 125-305

built 1890
built 1900 ~~over~~

are concrete

- concrete found, asb comp siding, metal hip roof - over WB
- fireplaces closed
- 1 1/2 baths, part basement

"Outside in aw cond; inside in very poor cond; some of ceilings are falling down."



Rawlings

Parr 1907-1919 = 12 yr

Barnes 1944-1980 = 36 "


1956 - siding


Mrs Barnes

5-4861 built 1903 *

few houses then, was a small farm
asbestos shingles c 20-25 yr ago

→ call Dec. re: picture, will be sorting pictures
until 10/31, 1129 Locust, then Stonehenge



1025 Locust Ave

- 117-344 NW & Mayme C Shifflett → John H & Mayme S Barnes
8/5/1944 Lot 13 & part of Lot 12 & former alley (9') bet
on plat Locust Grove (ACDB 125-305)
130' wide
same as 112-45
- 112-45 B. O. & Annie Lois Atkinson → NW & Mayme C Shifflett
9/17/1942 Lot 13 & part 12...
same as 110-141
- 110-141 Samuel Eugene, S → B O & Annie Lois Atkinson \$6000
3/27/1942 same as 98-472
- 98-472 Home Owners Loan Corp → Samuel Eugene \$6000
5/24/1939 same as 94-377, except that sold to Shepard 1938 (97-80)
- 94-377 John S. Biddle, under 1934 deed of trust for C. Stuart &
3/28/1938 Lora T. Hamm (83-341) → HOLC, at auction \$5000
Lots 12 & 13, 259'
same as 72-65 6/1/1923 WJ Bay, wid → Hamm
- 72-65 WJ Bay, wid → C Stuart Hamm \$8500
6/1/1923 Lots 12 & 13
same as 33-210
- 33-210 FM & Mannie A Huggitt → Sallie M. Bay \$7250
6/25/1919 Lots 12 & 13, 400'
see A-1
- 33-207 Florence W Parr (wid of WJ Parr), Florence Parr & E J Lewis, Irving W &
6/10/1919 Maria B Parr, Maude Parr & M B Lewis, & Laura Lee Parr → FM Huggitt
Lots 12 & 13
same as { ACDB 136-428, 1907, Rawlings → Parr, Lot 13
" 138-24, 1908, Burnley → " , " 12 & alley
WJ Parr da 1919 (city WD 2-198)

Tax - 1025 Locust

1907	Chas W H Parox	nl		
1908	WJ	"	L13 Locust Brook	70 + 850 = 920 for RL Rawlings etc
1911	"	"	" "	150 + 2500 = 2650
" 10	"	"	L12	180 + - = 180
1910, 09	"	"	L13	70 + 1350 = 1420 \$500 added for imp't
1906	RH Rawlings	L13 & 14	"	140 + 850 = 990 off L12 to WR Brawley
1905, 04, 03	"	L12, 13, 14	"	190 + " = 1040 for LRT Co

From

Other tax appraisals on Locust Ave did not show increase in bldg value 1911, so this must indicate improvements also

Tax records show LRT Co built several houses in 1894 & 1895, sold last of them in 1902.

Summary

1902-1905	Rawlings	L 12, 13, 14	190 + 850 = 1040
1906	"	L 13 & 14	140 + " = 990
1908	Parox	Lot 13	70 + 850 = 920
1909-1910 1910	"	"	" + 1350 = 1420 \$500 imp't
1911	"	"	150 + 2500 = 2650

ALDB R Rawlings heirs → WJ Pave #2800
136-428 lot w/ all bldgs, Lot 13
10/3/1907 same as 1905 fr Sallie Rawlings, exec of RH Rawlings est

138-24 WR Burnley (S) → WJ Pave #450
7/1/1908 Lot 12 - 150' Locust
same as 131-467 fr Rawlings est, 1905

132-396

house & lot on west side Locust Ave, 100' x 400', Lot 13

City
411-240 Marg. S. Barnes → Robt M & Judith Louise M^{rs} Leod #90,000
5/29/1980
withdrawn 4/8/80

plat ALDB 125-305 shows old stone fence bet L 12 & 13

1025 Locust

2-storey, 3-bay, double pile w/ 2-storey rear wing (2)

white asbestos shingles w/ green shutters

truncated ^{bellcast} hip roof, ^{black} 55-m, proj eaves & verges, boxed
 cornice w/ sm brackets, ~~facade~~ facade & side only
 oct. pyramid w/ metal turret over semi-oct proj
 pavillion on facade

bellcast gable over ~~proj~~ semi-oct proj pav on south;
 overhang corners unsupported

diamond-paned casement in gable end

brackets cont into gable above cornice

windows 2/2, plain trim, green lowered shutters, same ht;
 1st level facade 1/1/1 to floor

back found, mid front, high rear (not above ground)

across whole facade, incl — round
 veranda ~~for~~ proj on facade, to proj on south (w/ door)
 low 55m roof

boxed cornice w/ modillions, fringe w/ dentils,
 fluted (Tuscan) column

2 int copped chim

1-l casement basement

2-story wing 5 bay rear;

low gable roof, boxed cornice returns

^{orig.}
~~actually~~ porch (1-5) beside, covering center bay, on CB found
spindle frieze & finial post

2-3 wing N bay rear

nearly flat hip roof, boxed cornice
porch business

on brick piers, filled in w/ CB

ent; very shallow vestibule

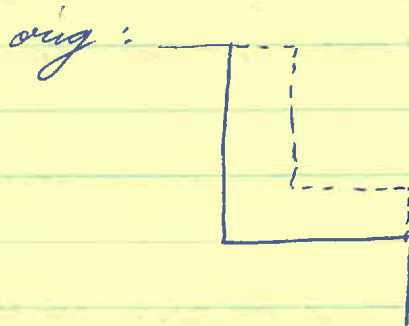
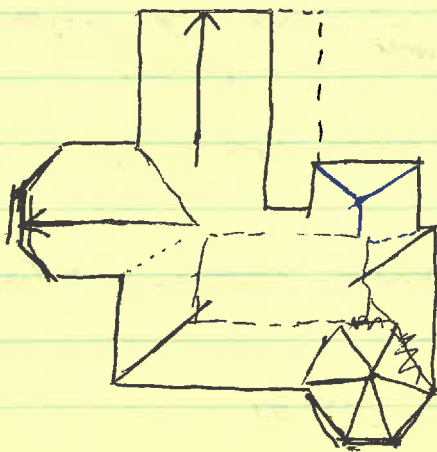
paired doors; match except int have glass above
no transoms

int transoms

mantels;

2-fl open stair, 1st fl covers at top, turned bal

replace 1 window w/ glass door



1929
Sanborn

1025 - called 1047 (orig 987)

same as now, except kitchen & back porch 1-story
thru 1955, same 1969 - 1969 prob. wrong about that

stable at S side gone 1929-55

1-story cottage N side

house sits N of center

1969 = 1929

1929 Barn

(orig. 889)

940 (5th fr Bq - Pan) - ~~fr 1929, 1969~~

1-storey porch covers part of rear side bay & goes around

SE corner in narrow porch, stopping short of bay window

1-storey veranda same as now

~ 1920, but ^{side} porch appears wider

5 alley closed 1920-29

1969 = 1929 (~~fr 1929~~, porch width & location)

