

Architectural And Historic Survey

Identification

STREET ADDRESS: 312 Ninth Street SW	HISTORIC NAME: King-Burgess House
MAP & PARCEL: 30-120	DATE / PERIOD: 1886
CENSUS TRACT AND BLOCK: 5-105	STYLE: Vernacular
PRESENT ZONING: B-2	HEIGHT (to cornice) OR STORIES: 2 storeys
ORIGINAL OWNER: Lena King	DIMENSIONS AND LAND AREA: 91' x 136' (12,376 sq. ft.)
ORIGINAL USE: Residence	CONDITION: Good
PRESENT USE: Residence	SURVEYOR: Bibb
PRESENT OWNER: Thomas J. Miller, Jr., & Helen M. Miller	DATE OF SURVEY: Spring 1981
ADDRESS: 312 Ninth Street SW	SOURCES: City/County Records
Charlottesville, VA 22901	Sanborn Map Co. - 1907, 1920

ARCHITECTURAL DESCRIPTION

The house from which King Street takes its name is a very simple and basic vernacular side-hall plan house two storeys tall, two bays wide, and double pile. It is set on a low foundation without a basement. The walls are weatherboarded and are painted white with dark brown trim. The house has a medium-pitched gable roof covered with standing-seam metal with Philadelphia gutters and boxed cornice with returns. The gable end is toward the street. There is one interior chimney. Windows are double-sash, 6-over-6 light, with architrave trim, the same height at both levels. A one-storey veranda covers the facade. It has a low-pitched hip roof covered with standing-seam metal, boxed cornice, plain frieze, and turned posts and balustrade (one section replaced with simple balustrade). The entrance door in the south bay of the facade has a rectangular transom. A one-storey wing, added before 1907 if not original, covers the rear half of the south side and extends back farther than the main block. It has a low-pitched hip roof covered with standing-seam metal and a central chimney.

HISTORICAL DESCRIPTION

Lena King (Mrs. Luther A. King) purchased this lot at the corner of Mansion Road (now Ninth Street) and King Street in 1886 (ACDB 86-495) and built the house the same year, according to tax records. If the Kings ever lived in this house, however, it was not for long. In 1891 they built the house at 201 Fourteenth Street NW, as rich in Victorian detail as this one is simple. King had a greenhouse and florist shop on Fourteenth Street at the location later occupied for half a century by Page Florist. The Kings sold the house in Fifeville to M. B. Rittenhouse in 1859 (City DB 7-249). His heirs sold it in 1904 to E. E. Stratton, trustee for Betty J. Stratton and her children (DB 15-61). It was sold in 1919 after her death, to A. C. Burgess, whose family owned it for the next 44 years and used it as rental property (DB 34-246 & 489, 155-170). Paul S. and Virginia C. Brown bought the house in 1963 (DB 247-185) and sold it two years later to J. Russell Arnette (DB 267-171), from whom Thomas J. Miller, Jr. and Helen M. Miller purchased it in 1969 (DB 313-149). The house has remained relatively unchanged over the last century. It was used as rental property for half of that time, but now is once again owner-occupied.

0-120V

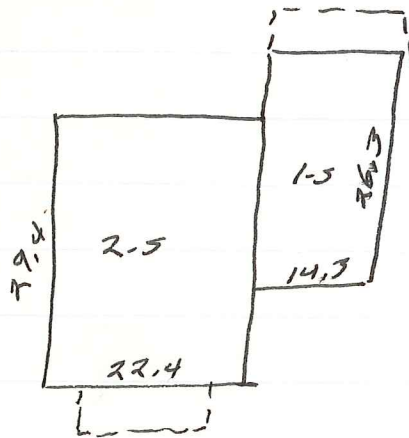
44x136
44x136 6975

312 9th SW

same (not in telephone directory) B-2

313-149	Thos Jr & Helen M. Miller	1969	\$10,500	plat 267-173
267-171	J Russell Bennett	1965		"
247-185	Paul & Va. E. Brown	1963		" 7-250
155-170	Georgia S. Burgess			deed of partition
34-2464289	Middle " est			

2-story, brick found, wood siding, metal gable
 1-fam, 0 base, 6 rooms
 old, cheap const



Burgess
 King [- ~~William~~] house
 built 1886

- did Burgess live there?

L. A. King bought lot at 201 14th St in 1871 & built

~~1914-15~~
1910-11 City Dir

Luther King (florid) - 115 14th NW (no Kings in Belmont)

Rittenhouse n l; Betty B. Swanton (wid Thos H) - 312 9th

1914-15 "
1924, 27, 30 "
1953 "

rented " n l
rented "

1927 "

"

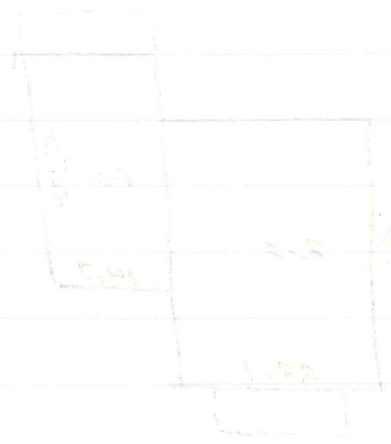
1940 "

vacant

1962, 70, 53

rental

rented from ~~1911~~ 1911 - 1920



312 9th SW

#1100

34-246 EE Stratton, trustee for Bettie J Stratton & chn → AC Burgess
9/30/1919 15-61, 2/3/1904, ~~MB~~ Rittenhouse → EE Stratton, tr

Bettie Stratton dec & chn given
.13 acre on 9th SW, part of Lot 6 on plat 7-249, 8/1/1895
Lena L King → MB Rittenhouse

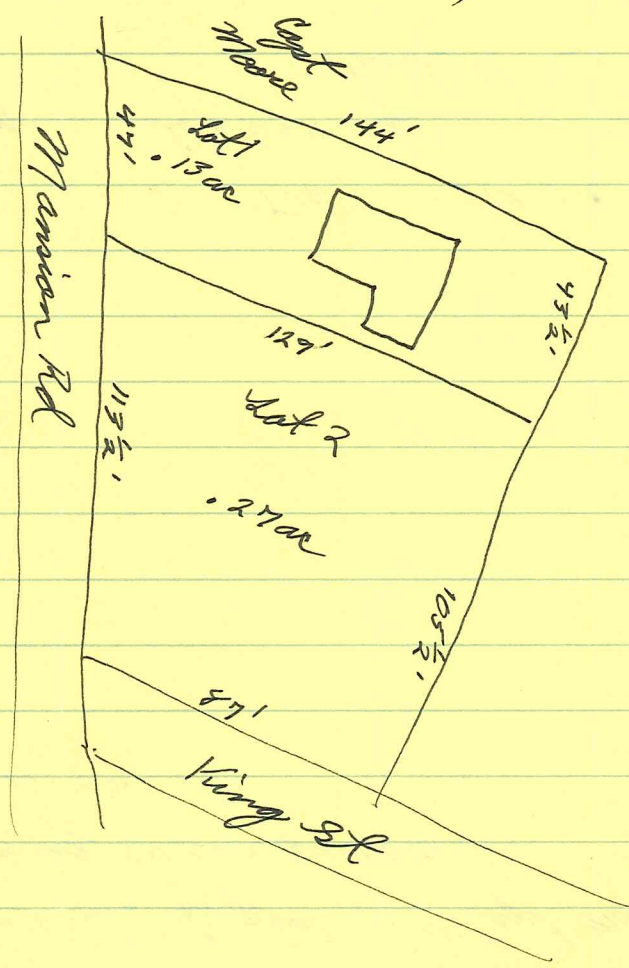
47' lot

~~34-289~~

34-489 Susie R Rittenhouse (wid of MB), Mattie O. Kent, Mamie H Kent, Henry
11/25/1919 M. " , JJ Rittenhouse, & EM Rittenhouse → AC Burgess
~~07/3/1904~~

lot on 9th SW, .13 acre, portion of lot 6... 7-249
deed of covention:

7-249 Lena L & Luther A. King → MB Rittenhouse #1200
8/1/1895 lot on Mansion Rd or 9th St, .13 ac



6

ACDB

86-495 RTW Duke, common in Adams' rec in Fife etc
 8/13/1886 → Lena King #240
 lots 6 & 7 in Fife plat, bet Capt Moore, new st, & mansion Rd
 (confirming earlier purchase?)
 plat p. 496

Tax - 312 91¢

1889, 87	L L King	lots 6 & 7 Fife	+ 800 = 1000	for Fife st
1894	" "	" " Mansion Rd	+ 650 = 800	must be copied wrong
1895, 96	" "	" "	+ 800 = 1000	800
1897	" "	n.l., no other Kings in Fifeville either		

1896 Rittenhouse n.l

1897 " part of 6 Mansion Rd 200 + 800 = 1000 for A L King

312 9th

2-5, 2-b, d-pile

found - low

^{white} w b, dk brown trim

med gable, E-W, 5 gutters, board cov roof

ent chin

6/6 wind up arch, same ht

1-5 w/ facade, low hip, 55m, 5, board c, pl f/c,
truss posts & bal (some sample)

door 5 bay, rect transom

1-5 5th wing

low 55m gable A-5

ent chin

