

Architectural And Historic Survey



Identification

STREET ADDRESS: 1109 Hilltop Road	HISTORIC NAME: Braeview
MAP & PARCEL: 39-43	DATE / PERIOD: 1923, c. 1928-29?
CENSUS TRACT AND BLOCK: 7-110	STYLE: Colonial Revival
PRESENT ZONING: R-1	HEIGHT (to cornice) OR STORIES: 2, 2½ storeys
ORIGINAL OWNER: W. Allen Perkins	DIMENSIONS AND LAND AREA: 287' x c. 300' (1.98 acres)
ORIGINAL USE: Residence	CONDITION: Good
PRESENT USE: Residence	SURVEYOR: Bibb
PRESENT OWNER: J. Dean Tilman, Jr. & Meda McNeir Tilman	DATE OF SURVEY: Spring 1981
ADDRESS: 1109 Hilltop Road	SOURCES: City County Records
Charlottesville, VA 22903	Mr. & Mrs. J. Dean Tilman, Jr.

ARCHITECTURAL DESCRIPTION

The north wing of Braeview was built several years before the south wing, but the plans show that the entire house was designed as a whole. An early photograph of the north wing shows the attic door into the future south wing. The north wing is two storeys tall, two bays wide, and double pile. The south wing is 2½ storeys tall, three bays wide, and double pile, and it projects slightly beyond the other on the facade and farther at the rear. The floor and roof levels of both sections are the same. The house is set on a low brick foundation with a partial basement. Wall construction is of brick laid in Flemish bond. The steep gables roofs of both sections are covered with slate and have parapet gables and mousetooth cornice. The north wing has two capped interior end chimneys at its north end. There are two capped interior and chimneys joined by a curtain wall at each end of the south wing. Windows are double-sash, 12-over-12 light, with white concrete jack arches with keystones. There are paneled shutters at the second level. Windows are the same height at both levels and in both sections. First level windows on the rear elevation of the south section have paneled spandrels. There are three gable-roofed, slate-walled dormers on the front and rear elevations of the south section. Each has a nearly full-sized 12-Over-12 light window. There is a single half-round attic window at the south end. A one-storey semi-octagonal bay window is set under a wide segmental arch in the south bay of the north section. It gives the appearance of having been added later to fill in the original entrance after the larger south section was built, but is said to be original. It has three pairs of 12-light casement windows and a nearly flat roof with boxed cornice. There is a frontispiece entrance in the center bay of the south section. Fluted Doric pilasters support a triangular pediment with modillions and cornice returns. There is a half-round transom with Gothic tracery above the six-paneled door. There is a pair of 12-light French doors in the center bay of the rear elevation. An arcaded one-storey porch at the south end of the house has been enclosed as a sun parlor. There are three 4-light casement windows in each round-arched bay and a pair of French doors in one rear bay. The flat roof has a corbelled brick cornice and a wrought iron roof balustrade. There is an original small one-storey wing with smaller 8-over-8 light windows at the north end of the house. Its gable roof with parapet gable continues as a shed roof over a brick-walled screened porch on the facade.

The 1½-storey garage with servants' quarters above is also constructed of brick laid in Flemish bond and has a steep slate roof with parapet gables and mousetooth cornice and two interior end chimneys. The windows are 6-over-6 light with jack arches.

HISTORICAL DESCRIPTION

W. Allen Perkins purchased 1.66 acres in the Meadowbrook Hills subdivision in 1922 (ACDB 178-406). Architect Eugene Bradbury's plans, dated 1922, are for the entire house, but an early photograph shows that only the north section was built initially. Tax records show that this was in 1923. Tradition says that the larger south section was built about 1929 by William E. Atkinson who has bought the house and two additional lots in 1928 (ACDB 202-481, 208-497). Tax records, however, give no indication of its having been built in two stages. Lydston D. B. Cady bought the house from Atkinson's estate in 1945 (City DB 123-78) and sold it to J. Dean Tilman, Jr., and Meda McNeir Tilman in 1948 (DB 139-278).

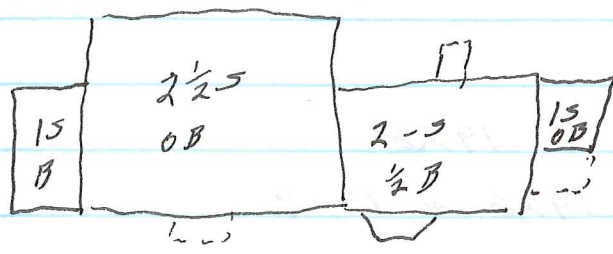
39-43V

B-1
287 x 300'
= 1.98a

Brasview - 1109 Hilltop

139-278 J.D. San Juanada, T.D. man 1948 \$50,000 plat 208-499

built 1928, expensive const
#1, 2, & 2 1/2 story, 11 rooms, 4 baths, 20% basement
con. found., brick on masonry walls, date gable
4 fireplaces, 6 stacks
garage w/ maid's tr above



built 1923

additions - 1930?? - see 1929.55 Sanborn map

6-605-9

Mrs Tilman

architect - can find out - Bradbury? (don't say til she checks)
all built same time, or wings later?

1926-29

- right (bay window) back - 1926 - Perkins

1929 - Robinson?

other good houses:

Elliott across st

next to them

Hooker - 1st in area - 1203 Hilltop



Mr Tilman thinks Bradbury

will again re: Stevens brochure

✓ plans say Eugene Bradbury, 1922, whole house

N built 1st w/ attic door into space; used kitchen door

assessor's records - 1928

Mrs Tilman - 1926 & 1929

tax records - 1923 & -

Sanborn - _____

1109 Hilltop

139-278 Lydston D B & Jacqueline Carter Cady → J. Deane & Meda
 8/2/1948 m = Neve Tilman

Lot 60 & parts of Lots 63 & 64 (or 60-A) in Meadowbrook Hills
 Subdivision plat ACDB 158-338, incl:

- 1) Lot 60 - 1.66 ac, 287.6' on Hilltop, see plat ACDB 178-425
- 2) Lot 60-A on plat ACDB 208-497; same as 123-78

123-78 estate of Wm E Atkinson → Lydston D B Cady
 12/27/1945 ~~Redland~~

ACDB 202-481, 1928, Wallan Perkins → Wm E Atkinson
 1.66 ac w/implt; same as ACDB 178-406, 1922,
 Redland Land Corp → Perkins
 see plat ACDB 178-406

ACDB 208-497, 1938, Redland → Perkins, Lot 63 & 64
 Atkinson dec 5/18/40 (WB 4-439)

ACDB
 208-497 \$500

"The tax records do not reflect...."

Tax

Year	Owner	Location	Value	Notes
1923	W. Allen Perkins	" " " "	60 + 0 = 60	for Redland Land Corp
1924	" "	" " " "	" + 5000 = 5,060	for Redland Land Corp
1925-30	Allen Perkins	Moran 1m NW of 60	1600 + 6000 = 7,600	for Redland Land Corp
1929, 30	Wm E Atkinson	Rugby	" " "	for Atkinson
1931, 36, 39, 40, 42	" "	Meadowbrook Hills	1720 + 8000 = 9720	for Redland Land Corp
1945, 46	" "	" "	1800 + 9500 = 11,300	
1947, 47	J D Tilman	" "	3500 + 15,500 = 19,000	

Summary

1923	Perkins	60 + 0 = 60
1924	"	" + 5000 = 5060
1925-30	" / Atkinson	1600 + 6000 = 7600
1931-1942	"	1720 + 8000 = 9720
1945-1946	"	1800 + 9500 = 11,300
1947-1947	"	3500 + 15,500 = 19,000

Preview

~~original~~
eaves & verges
arch trim?

older, N

2-storey, 2-bay, double-pile
brick, Flem. bond, low found.

med. high-pitched slate ^{gable} roof, mousetooth cornice, parapet gables

2 int end chimneys N, copped

windows 12/12, same ht each level, wooden sills, ^{white} conc jack arch w/ keystone; paneled shutters 1st level & lowered 2nd

apparently orig ^{wide} seq-arched ent 5 bay
now 1-storey ^{bay} window, semi-oc, 3 or 12-l casement,
board cornice, nearly flat roof

rear elevation same

gable-roofed basement door
extra 1st level window

1-storey ^{gable-roofed} N wing covers rear ^{1/2} bay w/ shed roofed ^{1/2} bay E, ^{4 porch} extra
8/8 l windows, no arches?

parapet gable
orig: ~~was~~ sm window in home to access

newer, 5

2½-story, 3-bay, double pile
proj sl beyond older, same floor & roof levels
same look & found } & farther in rear

same roof & parapet gables & mansard

2 capped int end chimneys each end of curtain wall

not ½ wheel window alt

~~not~~ same windows

frontpiece cent ent;

fluted Tuscan pilaster support \triangle pediment w returns &
modillions

6-panel door

semi-circular transom w bathic muntins 

3 gable-roofed dormers, slate sides, pedimented gables,
nearly full sized 12/12

1-story 5 wing, ^{porch} ~~sun~~ → sun room?

2-bay, 3 4-l element in each round arch of cornice
corbelled cornice, flat roof, iron rail

3-side bay

Fr door 1 rear bay

rear elevation same, incl dormer

paneled spandrels 1st level, ¹²⁻⁸ Fr door center bay

garage w/ apt above

same bricks, mouse-toothing, parapet gables

1 int end chim each end

6/6 wind, no keystone

2-storey, but low, windows only in gable ends

north of house, gable end to street

