



IDENTIFICATION

Street Address: 1215 West Main Street
 Map and Parcel: 10-59
 Census Tract & Block: 2-303
 Present Owner: Mary L. deButts & Dorothy L. Moore
 Address: Tudor Grove, Old Lynchburg Road
 Present Use: Rental Property (Antique Shop)
 Original Owner: Clement P. McKennie
 Original Use: Residence or Rental Property?

BASE DATA

Historic Name: McKennie-Livers Annex
 Date/Period: mid 1800's?
 Style:
 Height to Cornice:
 Height in Stories: 2
 Present Zoning: B-3
 Land Area (sq. ft.): 109' x 207' (22,563 sq. ft.)
 Assessed Value (land + imp.):

ARCHITECTURAL DESCRIPTION

Combining some features of the Federal, Greek Revival, and even Victorian styles, the annex is a two-storey, four-bay, single-pile brick building with no interior communication with the main house, but attached to it by a second storey hyphen above a segmental-arched open passage. Interestingly, the room above the arch extends beyond the hyphen and includes one bay of the annex, but it has no communication with that building and is connected instead to the main house. Brick is laid in five-course American-with-Flemish bond with penciled mortar joints. A nearly-flat shed roof covered with standing-seam tin slopes away from the facade behind a parapet cornice with brick modillions and entablature. Windows are double-sash, six-over-six light, with wooden sills and plain surrounds. The two entrance doors, in the first and third bays, have four-light rectangular transoms. A pedimented hood on brackets above the more-nearly-central door is a 20th century addition. The facade has the appearance of a Federal townhouse complex with two side-hall-plan units, but in fact, the interior is one unit consisting of two rooms on each level with a small central chimney. Each low-ceilinged room has a fireplace with coal grate and simple mantel. Windows and doors have wide architrave trim. One door opens into a small vestibule with doors on either side into the two rooms on the main level and a double-sash window in the wall between it and the east room. This arrangement is probably not original, but has existed for many years. The exterior door probably originally opened directly into the east room.

HISTORICAL DESCRIPTION

The other exterior door opens directly at the foot of the enclosed staircase that rises in a single steep flight along the front wall, partially covering one window, to a short hall and two smaller rooms on the second level. It is possible that originally the principal entry to the western room on the main level was through the staircase enclosure. The basement, above ground in the rear, is excavated but unfinished and has no interior communication with the rest of the building. A seam in the floor of the east room, however, could mark the former site of a staircase. A seam in the brickwork in the center of the rear of the building up through the first level is also unexplained.

In 1838 C.P. McKennie purchased a half-acre lot "on which Alexander St. Clair Heiskell erected a valuable brick dwelling house and other improvements" (ACDB 36-424). This was the Heiskel-McKennie-Livers House at 1211 West Main Street, built in 1826. Tax records do not note the date of the "annex" (1215 West Main Street). It seems certain, though, with the differences in roof, brickwork, and interior plan and detail, that the two were not built at the

GRAPHICS

same time. The annex's five-course American-with-Flemish bond brickwork, popular here from the 1850's through the 1880's, and its cornice with brick modillions tend to date it as later than the main house, which has a mousetooth cornice and brick laid in Flemish bond on the facade and five-course American bond elsewhere. Also, the continuous brickwork over the arch shows that the annex was added later. One possibility is that it was built sometime between 1872 and 1887, when the various McKennie properties were not itemized in the tax records. Another is that it was built about mid-century to rent to students. The McKennies owned other such property, and the plan of the annex would have been well suited to it. John L. Livers purchased the property from the McKennie family in 1913, and it is now owned by his daughters (City DB 25-1, 207-123). Over the years, the annex has been used as a residence, guest house, library, and antique shop. Additional Deed References: ACDB 87-332, ACWB 23-495, 29-552; City DB 3-170.

SIGNIFICANCE

This mid-19th century building is an extremely early example of Colonial Revival. It was probably originally either a commercial building or a dormitory.

CONDITIONS

Good

SOURCES

City/County Records
 James Alexander, Recollections of Early Charlottesville
 Mrs. William J. deButts (Mary Livers deButts)
 Dr. J.L. Camp, III Miss Anne Woods
 Miss Lee Robinson



10-18 ?

1215
4229 W. MAIN ST.



Anno woods
antiques

#226