

Architectural And Historic Survey



Identification

| | | | |
|--------------------------------|--|--|--|
| STREET ADDRESS: | 201 Fourteenth Street, N.W. | HISTORIC NAME: | King-Runkle House |
| MAP & PARCEL: | 9-73 | DATE / PERIOD: | 1891 |
| CENSUS TRACT AND BLOCK: | 2-312 | STYLE: | Victorian |
| PRESENT ZONING: | B-1 | HEIGHT (to cornice) OR STORIES: | 2 storeys |
| ORIGINAL OWNER: | L. A. King | DIMENSIONS AND LAND AREA: | 50' x 102' (5100 sq. ft.) |
| ORIGINAL USE: | Residence | CONDITION: | Good |
| PRESENT USE: | Rental Property (Residence) | SURVEYOR: | Bibb |
| PRESENT OWNER: | Hess & Stoddard Partnership | DATE OF SURVEY: | Spring 1978 |
| ADDRESS: | 201 Fourteenth Street Charlottesville, VA | SOURCES: | City/County Records Russell C. Williams |

ARCHITECTURAL DESCRIPTION

This is a picturesque two-storey Victorian house with Queen Anne massing and simple Eastlake detail. The walls are covered with weatherboarding, broken by horizontal bands of vertical planking above the water table, below the wooden-shingled pent-roof between the storeys, and below the cornice. The weatherboarding is now painted a cream color with chocolate-brown trim. The steeply pitched gable roof is covered with standing-seam metal and has a wooden-shingled gable with attic windows over the projecting bay on each side of the house. There are two interior chimneys with corbelled caps. The rear additions are faithful to the original section in most details. Windows are single-light, double-sash, with plain trim. There is a simple one-storey semi-octagonal bay window, with nearly flat roof and simple cornice brackets, on the Wertland Street side. Ornamentation is confined to the porches and the projecting pavillion on the 14th Street facade. There is a shallow one-storey rectangular bay window, with a window bordered by small stained glass lights and flanked by narrower windows. The lower sash of the single matching window above has been replaced with a plain one. The Eastlake gable ornamentation includes a pendant and curved brackets and a decorated panel below the attic windows. The small entrance porch and vestibule, tucked into the southeast corner of the house, are covered by a very steep shed roof with gouged ornamentation applied to its half-gabled end. The Eastlake detail is continued in the balustrade, posts with sawn brackets, and spool frieze with pendants. A small second-storey balcony is set into the porch roof. It has a steep gable roof with simpler ornamentation, supported on large sawn brackets. The balustrade matches that of the porch below. The entrance door, beneath a rectangular transom, has a large light bordered by small stained glass lights above six small panels. The vestibule is lighted by three small, eight-light, fixed-sash, stained-glass windows. The floor plan is irregular, with a central hall on the second level, but none on the first level. A double-flight, open-well staircase with stick style balustrade rises from a side stair hall, with separate flights rising from the landing to the original part and to the rear addition. Windows and doors have moulded trim with corner blocks. The three fireplaces with coal grates have been closed.

HISTORICAL DESCRIPTION

In 1891, L. A. King purchased Lot #16 of McKennie's Addition from J. C. McKennie who had bought it from his father's estate, but had not received a deed (City DB 2-318). The 1892 tax appraisal shows a new building on the property. This was probably erected by King in 1891, although tradition says that the house was built in 1875. In 1921 King's heirs sold the house to A.M.E. Runkle, who operated a rooming house there (DB 38-476). He apparently added a second storey to the original rear wing, added a side entrance, and possible re-arranged the staircase. He sold it in 1958 to Goldie M. Allen, Sue Allen Ball, and Frances S. Halliday, three sisters who had apparently managed the rooming house during Runkle's ownership and continued to operate it under the name of "The Runkle House" (DB 208-285). Joe H. McMurry purchased the house in 1969 after the last of the sisters died, and sold it in 1974 to the present owner, who has restored it and rents it to students (DB 309- 209, 355-499).

Additional References: City WB 10-313, 12-149, 13-81.

SIGNIFICANCE

This is an exceptionally nicely detailed Victorian house and one of the most picturesque in the city.

UTM: 17/719450/4212430

United States Department of the Interior
National Park Service

King-Runkle House (Charlottesville MRA) VIRGINIA

Substantive Review

Working No. 9/7/82-2435

Fed. Reg. Date: _____

Date Due: 10/7/82 - 10/22/82

Action: ACCEPT
 RETURN 10/21/82
 REJECT _____

Federal Agency: _____

- resubmission
- nomination by person or local government
- owner objection
- appeal

Substantive Review: sample request appeal NR decision

Reviewer's comments:

Problem with inadequate statement of significance and context (please see reverse).

Recom./Criteria Return
Reviewer L. McClelland
Discipline A. Hist.
Date 10/20/82
 see continuation sheet

Nomination returned for: technical corrections cited below
 substantive reasons discussed below

1. Name

2. Location

3. Classification

| | | | |
|----------|--------------------|------------|-------------|
| Category | Ownership | Status | Present Use |
| | Public Acquisition | Accessible | |

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

has this property been determined eligible? yes no

7. Description

| | | | |
|------------------------------------|---------------------------------------|------------------------------------|---|
| Condition | | Check one | Check one |
| <input type="checkbox"/> excellent | <input type="checkbox"/> deteriorated | <input type="checkbox"/> unaltered | <input type="checkbox"/> original site |
| <input type="checkbox"/> good | <input type="checkbox"/> ruins | <input type="checkbox"/> altered | <input type="checkbox"/> moved date _____ |
| <input type="checkbox"/> fair | <input type="checkbox"/> unexposed | | |

Describe the present and original (if known) physical appearance

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection

8. Significance

Period _____ Area of Significance—Check and justify below

Specific dates _____ Builder/Architect _____

Statement of Significance (in one paragraph)

_____ summary paragraph
 completeness
_____ clarity
 applicable criteria
 justification of areas checked
 relating significance to the resource
 context
_____ relationship of integrity to significance
_____ justification of exception under criterion c.
_____ other

This building is nominated under criterion "c" (we assume), yet there has been no local architectural context provided for the U.R.A. as a whole, from which to evaluate the significance of this property. ~~no~~ is there an explanation of which features this building possesses that makes it a distinctive enough example of its style, in comparison to other examples found in the U.R.A. of Victorian era architectural styles, to merit individual listing under criterion c. Please provide the above context for and evaluation of this building.

9. Major Bibliographical References

10. Geographical Data

Acres of nominated property _____

Quadrangle name _____

USGS References _____

Verbal boundary description and justification _____

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

_____ national _____ state _____ local

State Historic Preservation Officer signature _____

Site _____ date _____

13. Other

- _____ Maps
- _____ Photographs
- _____ Other

Questions concerning this nomination may be directed to

Patrick Andrews

Signed

Linda McClelland

Date

10/20/82

Phone: 202 272-3504

Comments for any item may be continued on an attached sheet

Architectural And Historic Survey



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| PRESENT OWNER: | Hess & Stoddard Partnership | DATE OF SURVEY: | Spring 1978 |
| ADDRESS: | 201 Fourteenth Street Charlottesville, VA | SOURCES: | City/County Records Russell C. Williams |

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Additional References: City WB 10-313, 12-149, 13-81.

SIGNIFICANCE

The King-Runkle House is one of the most intricately detailed Victorian period houses left in Charlottesville. Of special note are its contrasting surface materials, and the use of intricate Eastlake detail on the porches and gables.

UTM: 17/119450/4212430

4-83

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received

date entered

Continuation sheet

Item number

Page 3 of 9

Multiple Resource Area
Thematic Group

Name Charlottesville Multiple Resource Area
State Virginia

Nomination/Type of Review

Date/Signature

21. Carter-Gilmer House

Substantive Review

Keeper

Linda McClelland 10-20-82

Attest

- 22. Lewis Farm

Substantive Review

Keeper

Linda McClelland 10-20-82

Attest

Result
L

23. Timberlake-Branham House

Substantive Review

Keeper

Paul L. Dink 1/10/1984

Attest

24. Woolen Mills Chapel

Substantive Review

Keeper

Linda McClelland 10-20-82

Substantive Review

Attest

25. Pireus Store

for

Keeper

accept Patrick Andrews 8/10/83

Attest

26. Hawkins-Wondree House

Substantive Review

Keeper

ret.

Attest

- 27. Hillcrest Apartments
Cottage

Substantive Review

Keeper

ret.

Attest

28. King-Runkle House

Substantive Review

for

Keeper

accept Patrick Andrews 8/10/83

Attest

29. Peyton House - Hillcrest
Apartments

Substantive Review

Keeper

ret.

Attest

X 30. McConnell-Neve House

Substantive Review

for

Keeper

accept Patrick Andrews 8/10/83

Attest

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Substantive Review

King-Runkle House (Charlottesville MRA)
Charlottesville (Independent City)"
VIRGINIA

Working No. 9.7.82-2435
Fed. Reg. Date: 2-7-84
Date Due: 8/13/83
Action: ACCEPT 8/10/83
 RETURN
 REJECT
Federal Agency: _____

- resubmission
- nomination by person or local government
- owner objection
- appeal

Substantive Review: sample request appeal NR decision

Reviewer's comments:

stronger statement of significance on resubmission and explanation of criteria used in selecting nominated bldgs. shows that this bld. is architecturally significant within the context of the MRA

Recom./Criteria accept C
Reviewer Vatuk Andrus
Discipline Historian
Date 8/10/83
_____ see continuation sheet

Nomination returned for: _____ technical corrections cited below
_____ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category Ownership Status Present Use
Public Acquisition Accessible

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? yes no

7. Description

Condition excellent good fair deteriorated ruins unexposed unaltered altered original site moved date _____

Describe the present and original (if known) physical appearance

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection

8. Significance

Period _____ Areas of Significance—Check and justify below

Specific dates _____ Builder/Architect _____
Statement of Significance (*in one paragraph*)

- summary paragraph
- completeness
- clarity
- applicable criteria
- justification of areas checked
- relating significance to the resource
- context
- relationship of integrity to significance
- justification of exception
- other

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

UTM References _____

Verbal boundary description and justification

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

____ national ____ state ____ local

State Historic Preservation Officer signature

title _____ date _____


13. Other

- Maps
- Photographs
- Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: _____

Comments for any item may be continued on an attached sheet

Architectural  *And Historic*
Survey

Graphics



Architectural and Historic



Jersey

Graphic

King - Rankle House

9-73
201 Fourteenth St

N.M.

King Rankle House

Please refer to the map in the
Multiple Property Cover Sheet
for this property

Multiple Property Cover Sheet Reference Number: 64000882