

# LANDMARK



# SURVEY

## IDENTIFICATION

Street Address: 1200 Carlton Avenue  
Map and Parcel: 57-133  
Census Tract & Block: 4-126  
Present Owner: Carlton Associates  
Address: c/o John Marr  
615 East High Street  
Present Use: Rental Property (residential)  
Original Owner: Slaughter W. Ficklin  
Original Use: Residence

## BASE DATA

Historic Name: Ficklin-Crawford Cottage (CMRA)  
Date/Period: before 1886  
Style: Gothic Revival  
Height to Cornice:  
Height in Stories: 1½  
Present Zoning: R-3  
Land Area (sq.ft.): 2 lots: 50' x 137', 50' x 162'  
Assessed Value (land + imp.): 7,000 + 10,500 = 17,500

## ARCHITECTURAL DESCRIPTION

This is a fine example of a small Gothic cottage. It is three bays wide, single pile, weatherboarded, 1½ stories above a brick English basement. The deeply projecting eaves and verges of the steep bellcast gable roof are unornamented except for a pair of brackets at each corner and one at the peak of each gable. A wide cornice board runs around the entire structure. There is a high central gable on the front and two dormers on the rear. Originally there were two interior chimneys, one on either side of the central hall, but one was removed in 1969. The windows are double sash, 2-over-2, with plain pediments on the main level, shorter and without pediments in the basement, and pointed with pediment-like trim in the upstairs gables. The bay window on the parlor end has decorated paneled spandrels with moulded rails. Both the bay window and the entrance porch have truncated hip rooves with overhanging bracketed cornices. The porch has chamfered posts with wide brackets and sawn ballustrade. The entrance door has four raised panels with moulded rails. The glass in its rectangular transom and narrow sidelights was replaced with amber-colored plexiglass in 1969. Originally there were two rooms and central hall on each level, but the basement at the new site was only partially excavated and only the kitchen finished. It was abandoned in 1969 when a room on the main level was converted into a modern kitchen. Both single-flight staircases have quarter-turn winders at the main floor level. The doors on the upper level are beaded board-and-batten with slanting tops. The roof was originally decorated with iron cresting.

## HISTORICAL DESCRIPTION

Slaughter W. Ficklin purchased the Belmont Farm from the estate of John Winn in 1847 and lived there until his death in 1886. The cottage was built before 1886, but no record of the exact date has been found. Stylistically it appears to date from the 1865-1885 period. It originally stood on the southwest corner of Belmont Avenue and Castalia Street, where Clarke School stands today, 2½ blocks from "Belmont", the Ficklin mansion. The farm was subdivided after Ficklin's death, and D.C. Carver purchased "the Cottage" and one acre of land in 1891. He sold it in 1903 to C.E. Crawford whose family lived there for the next 26 years. They sold the land along to the Charlottesville School Board in 1929 and moved the cottage on rollers two blocks downhill to its present site. Since then it has been used as rental property and has had several owners. Cecil Higgins modernized it in 1969, built a one-room addition behind the parlor, enclosed the back porch for a larger bath, and converted a bedroom into a modern kitchen. The present owners purchased it in 1977.  
Deed References: ACDB 45-368, 96-322, 127-162, City DB 65-292, 106-54, 267-250, 289-78.

## SIGNIFICANCE

This distinctive cottage was a part of the Belmont estate of Slaughter W. Ficklin. It is a fine example of the Victorian style.

## CONDITIONS

Fair

UTM: 17/721960/4211200

## SOURCES

City/County Records  
Mrs. James R. Ellis  
Mrs. Cecil Higgins

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 1 of 9

Multiple Resource Area  
Thematic Group

dnr-11

Name Charlottesville Multiple Resource Area  
State Virginia

Nomination/Type of Review

Date/Signature

67-66-1  
Rec. 87  
+ 21  
(20 E/D)  
2/21/84

Reserve

1. Wertland Street Historic District

Substantive Review

fil Keeper accept Patrick Andrews 2/12/85

Attest

2. Ridge Street Historic District

Substantive Review

Keeper

Sandra McClelland  
10/21/82

Attest

3. Willow Cottage House

Substantive Review

~~DOE/OWNER OBJECTION~~

Keeper

Ret. RET 1/10 CD

Attest

4. Farish, G. W., House

Substantive Review

~~DOE/OWNER OBJECTION~~

Keeper

Ret.

Attest

5. Purvis-Seay House

Substantive Review

Keeper

Ret.

Attest

6. Belmont

Substantive Review

Keeper

Sandra McClelland 10/21/82

Attest

7. Young Building

Substantive Review

Keeper

Sandra McClelland 10/21/82

Attest

8. Ficklin-Crawford Cottage

Substantive Review

Keeper

Sandra McClelland 10/21/82

Attest

9. Peters-Hartmen House

Substantive Review

Keeper

Ret.

Attest

10. Doswell-Mayo House

Substantive Review

Keeper

Ret.

Attest

United States Department of the Interior  
National Park Service

Ficklin-Crawford Cottage (Charlottesville MRA)  
VIRGINIA

Working No. 9/7/82-2435  
Fed. Reg. Date: 2.1.83  
Date Due: 10/7/82 - 10/22/82  
Action:  ACCEPT 10/21/82  
 RETURN  
 REJECT

resubmission  
 nomination by person or local government  
 owner objection  
 appeal

Federal Agency: \_\_\_\_\_

Substantive Review:  sample  request  appeal  NR decision

Reviewer's comments:

*Sign. given briefly but supported by good description of style's importance and this example as a good rep.*

Recom./Criteria Accept C  
Reviewer LMcClelland  
Discipline Arch  
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 \_\_\_\_\_  
 excellent  deteriorated  unaltered  original site  
 good  ruins  altered  moved date \_\_\_\_\_  
 fair  unexposed

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 \_\_\_\_\_

UMT 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: 202 272-3504

Comments for any item may be continued on an attached sheet



*Architectural And Historic  
Survey*



*Graphics*



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

Multiple Property Cover Sheet Reference Number: 64000882